This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041601626

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elaine C. Williamson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 9th day of June, 2016.

Mary Birthright
Notary Public
My Commission Expires: _____
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
William L. Fuqua and Mary Lou Fuqua	William L. Fuqua	052-01-218.00
219 Lake Terrace Drive	219 Lake Terrace Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	

BILL GARRETT, Davidson County
Trans:T20160049702 DEEDWARRSP
Recvd: 06/13/16 10:56 3 pgs
Fees:18.00 Taxes:381.10
20160613-0059435

SPECIAL WARRANTY DEED
(Corporation)

PennyMac Loan Trust 2010-NPL1, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto William L. Fuqua and Mary Lou Fuqua, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 9993, Page 885, ID#52.01-218, being known and designated as Lot 17, Block E, Revised Plan of Power & Roth's Madison Park, Filed in Plat Book 843, Page 7, Recorded 07/09/1929.

Being the same property conveyed to Grantee in Warranty Deed, as filed at Instrument Number 20160208-0011818 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 268 Madison Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 14 day of April, 2016

PennyMac Loan Trust 2010-NPL1 by
PennyMac Loan Services, LLC as its
authorized Attorney in Fact

BY: _____

ITS Rob Schreibman
Senior Vice President, Asset Management

Certificate of Acknowledgment

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On 4/14 2016 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Rob Schreibman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CYNTHIA HOFF
Commission # 2122120
Notary Public - California
Ventura County
My Comm. Expires Sep 2, 2019