BK/ 9913 PG 537

ADDRESS NEW OWNER:
ASGARD GROUP, LLC
3253 Luann Dr.
Antioch, TN 37013

SEND TAX BILL TO:
SAME

MAP 135-14-A, PARCELS
8CO,47CO,49CO, 50CO, 54CO,
57CO, 89CO, 146CO.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FEDERAL DEBT MANAGEMENT, INC., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ASGARD GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION, WHICH BY REFERENCE IS INCORPORATED HEREIN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And GRANTOR, does covenant with the said GRANTEE that is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its successors and representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever, but not otherwise, it being the intent of the GRANTOR to convey only such title as it received.

Whenever used the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of December 1995

GRANTOR:
FDM, INC. f/k/a
FEDERAL DEBT MANAGEMENT, INC.

BY: R. M. Berry
R. MICHAEL BERRY
Title: Vice President

0139546
IDENTIFICATION REFERENCE

95 DEC 10 AM 10:02
DAVIDSON COUNTY, TN.

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a notary in and for said State, personally appeared R. MICHAEL BERRY, with whom I am acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of FEDERAL DEBT MANAGEMENT, INC. or a constituent of the Maker and is authorized by FEDERAL DEBT MANAGEMENT, INC. or by its constituent, the constituent being authorized by the FEDERAL DEBT MANAGEMENT, INC., to execute this instrument on behalf of the FEDERAL DEBT MANAGEMENT, INC.

Witness my hand at office this 29 day of December 1995.

Sandra M. Terrell
Notary Public

My Commission Expires:
1/27/97

SANDRA M TERRELL
Notary Public
State Of Texas
My Comm Exp Jan 27, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

Subscribed and Sworn to before me, this 29th day of December, 1995.

Notary Public

My Commission Expires: 6-10-98

THIS INSTRUMENT PREPARED BY:
Beaty Title Brentwood, Inc.
5550 Franklin Road, Suite 103
Nashville, TN 37220

EXHIBIT "A", LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8, 47, 49, 50 54 and 57 on the Plan of Pinnacle Point, Phase Two, of record in Plat Book 6900, pages 140 and 141, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Tract 2:

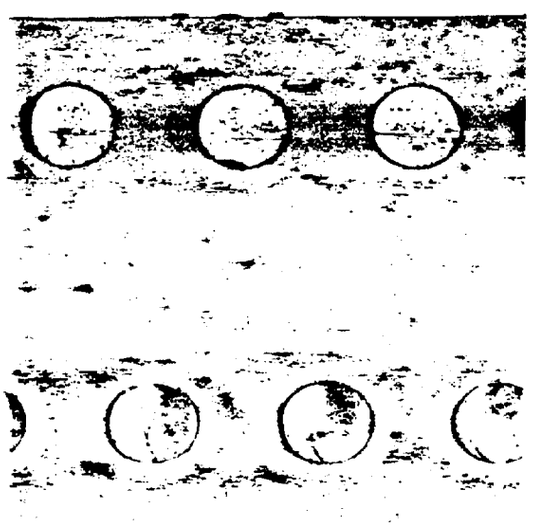
Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Pinnacle Point, Phase Three, of record in Plat Book 6900, pages 391, 392 and 393, Register's Office of Davidson County, to which plat reference is hereby made for a more complete legal description.

Tract 3:
Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Pinnacle Point, Phase Four, of record in Plat Book 6900, page 524, Register's Office of Davidson County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Federal Debt Management, Inc. by deed from Lea W. Stouffer, Successor Trustee of record in Book 9885, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6405, Page 169, amended in Book 7067, page 739, said Register's Office; Master Deed and By-Laws, Declaration of Covenants and Restriciton, of record in Book 7032, page 730 through 777, both inclusive, said Register's office; Articles of Incorporation of record in Book 7058, page 234 through 239, both inclusive, said Register's Office; Certificate of Correction of Acknowledgment and Oath of record in Book 7065, page 959, said Register's Office; easements of record in Book 6825, page 683, Book 7274, page 506, Book 7424, page 953, Book 7097, page 158, said Register's Office; Deed of Conveyances of water mains of record in Book 9207, page 522 and of sanitary sewer of record in Book 9207, page 511, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

6087 01/10 0101 03CHECK 390.40





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9913 PG 540

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 12.00
TOTAL 390.40
CHECK 390.40

01/10/96 01 10:05 0001 6367

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0139546
IDENTIF. # REFERENCE

95 JAN 10 AM 10:02
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 994703