FILE BOX "7"
FILE NO. SP[redacted] 42409

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of August, 2003 by and between Pledged Property II, LLC, as Trustee, hereinafter called Grantor, and Curtis M. Groves and Faith J. Groves, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Davidson County DEEDWARR
Recvd: 09/26/03 13:52 3pgs
Fees:18.00 Taxes:958.30
20030926-0142911

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20021021-0128690, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 15th day of August, 2003.

Pledged Property II, LLC

BY: /Sandra Castille

TITLE: SANDRA CASTILLE
ASST. MANAGER REO DEPT.

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared SANDRA CASTILLE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Authorized Signatory, of Pledged Property II, LLC, the within named bargainor, a Corporation, and that such Authorized Signatory executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signatory.

Witness my hand and Official Seal at office this 15th day of August, 2003.

Janice Ledet
Notary Public

JANICE LEDET
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-31-2005

My Commission Expires:

****

Property Address: 736 Rodney Drive Nashville, TN 37205
Parcel # 128-04-0-A; 2.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: CAVALRY BANKING
114 West College Street
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $259,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2003.

Janet S. Davis
Notary Public
My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Williamsburg Village, Phase 5 of record in Book 6250, Page 437, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts a total of 90.96 feet on the Easterly side of Rodney Drive and runs back 364.08 feet on the Northerly line and 279.89 feet on the Southerly line to a line in the rear which measures 240.00 feet thereon.