RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43400

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2053-009
MAM #200031774

Davidson County DEEDWARR
Recvd: 10/20/04 12:14 3pgs
Fees:18.00 Taxes:408.85
20041020-0126195

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st day of October 2004, by MTGLQ Investors, L.P., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to David Sharifi and Neda Modazi, Grantees, the following land in Davidson County, Tennessee:

Being Lot Number 105, Section One, Hickory Woods East, as shown by plat of record in Plat Book 6900, Page 510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to MTGLQ Investors, L.P., by Quitclaim Deed from Bank One, N.A., filed for record _____, 2004 as instrument number * 20041020-0126194, Registers Office for Davidson County, Tennessee.

Commonly known as: 4900 Hickory Woods East, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

MTGLQ Investors, L.P.

BY: _____

Acknowledgment

State of CO
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Scot Kaiser, **to me personally well-known, who acknowledged that he/she is the** Portfolio Manager **of MTGLQ Investors, L.P., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 1st **day of** October **2004.**

_____
Notary Public

My commission expires: 6.9.07

_____
(Seal)

BRADLEY ATKINSON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 06/09/2007

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, $110,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of October, 2004.

Notary Public

My commission expires: 5/30/07

(Seal)

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:
David Sharifi
4900 Hickory Woods East
Antioch, TN, 37013

Map No. 176-05-0 028.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211