Book 34

Davidson County DEEDWARR
Recvd: 10/03/05 15:47 4 pg:
Fees:23.00 Taxes:203.50
20051003-0118787

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2046-030
Loan# 33815564

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of September 2005, by MTGLQ, Investors, L.P., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jose R Merino, Grantee, the following land in Davidson County, Tennessee:

Part of Lot No. 8 on the map of the Subdivision of the S.H. Culbertson Land and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, December 6, 1946 as follows:
eginning at a point in the Southwest line of the right-of-way of the N.C. & St. L. Railroad, being in the margin of the railway running along the tracts of said railroad; (said roadway being wholly located within the bounds of said railroad right of way), said point being the Southeast corner of the lands recently conveyed to Albert M. Clark, Jr. by said Goodwin Heirs by deed of record in Book 1414, page 108, said Register's Office; thence along the margin of said roadway or alley, S. 34 degrees 40' E. 186.3 feet to a corner of the Goodwin Property, which is 337.2 feet from the center line of an alley running from the N.C. & S.L. Railroad to Antioch Pike; thence; S. 58 degrees 20' W. 248.2 feet to the margin of a 13 foot alley; thence with the margin of said alley, N. 55 degrees 30'' W. 73.7 feet; thence N. 45 degrees 10' E. 127 feet to a point; thence N. 40 degrees 10' W. 93.3 feet to Clark's Southeast corner; thence with his line N. 47 degrees 40' E. 160 feet to the beginning.

Being the same property conveyed to MTGLQ Investors, L.P., by Trustee's Deed from Christopher L. Palmer, successor trustee, filed for record May 6, 2005, as instrument number 20050506-0051203, Register's Office for Davidson County, Tennessee.

Commonly known as: 4849 Goodwin Road, 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 Grantee and unto his 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 M.D. Webb & Associates Inc., its attorney in fact

BY: _____

IT'S: _____

Acknowledgment

State of _____
) ss.
County of _____

On this day before me, a Notary Public, personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of M.D. Webb & Associates Inc., a corporation, as attorney-in-fact for 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 as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this _____ day of September 2005.

_____
Notary Public

My commission expires:

_____
(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange } ss.

On Sept 15, 2005 (Date), before me, Kimberly A. Cortopassi, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Michael Webb (Name(s) of Signer(s)),

☒ personally known to me

☐ 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.

KIMBERLY A. CORTOPASSI
Commission # 1595599
Notary Public - California
Orange County
My Comm. Expires Jul 17, 2009

Place Notary Seal Above

WITNESS my hand and official seal.

Kimberly A. Cortopassi
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ~~STA~~ Special Warranty Deed (4849 Goodwin Rd)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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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, $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kaye Jones
Affiant

Subscribed and sworn to before me this 29th **day of September 2005.**

Leon Sharber
Notary Public

My commission expires:

1-20-09
(Seal)

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Property owner and party responsible for payment of taxes:
Jose R Merino
4849 Goodwin Road
Antioch, TN, 37013

Map No. 148-16-0 068.00

Return to:

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