30304680

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of October , 2005, by and between, **Rescomm Holdings No 2, LLC**, party of the first part, and Donald D. Wright, **married, and Betty D. Sims, unmarried**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit :

Being Lot No. 2 on the Plan of Cumberland Gardens as of record in Plat Book 2900, Pages 3 and 4, Register's Office for Davidson county ,Tennessee, to which reference is hereby made for a more complete description.

Property known as **2706 Buchanan Street, Nashville, Tennessee, 37208**

Parcel No. 081.06-0-172.00

This being the same property conveyed to **Rescomm Holdings No 2, LLC,** by Substitute Trustee's Deed of record in Instrument Number 20050427-0047134, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision restrictions, dedications, conditions, reservations, easements and/or other matters of record, and 2006 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Rescomm Holdings No 2, LLC

William H. Guignard, Assistant Manager

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me a Notary Public, William H. Guiganrd with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Assistant Manager of **Rescomm Holdings No 2, LLC**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 6th day of October 2005.

NOTARY PUBLIC

A. Keomany

My Commission Expires: 9/9/09

Davidson County DEEDWARR
Recvd: 11/03/05 09:40 2 pgs
Fees:13.00 Taxes:179.45
20051103-0133024

STATE OF North Carolina
COUNTY OF Mecklenburg

I 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 $48,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rescomm Holdings No. 2, LLC.

AFFIANT : William H. Guignard, Assistant Manage

Subscribed and sworn to before me this the 6th day of October 2005.

NOTARY PUBLIC : A. Keomany

My commission expires: 9/9/09

Property Address:
2706 Buchanan Street
Nashville, TN 37208

New Owner and Mail Tax Bills to:
~~Angela S. Sims~~, & Betty D. Sims + Donald D. Wright
Irwin Mortgage Corporation,
10500 Kincaid Drive
Fishers, IN 46038
This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427