FILE NO.: 574.0510744TN\gmd
LOAN NO.: 500023437\CONV

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

Davidson County DEEDWARR
Recvd: 11/10/05 12:28 3 pgs
Fees:18.00 Taxes:381.85
20051110-0136402

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on November 4, 2005 , by and between: FMF Capital,LLC, party of the first part, and, First of Steel Mountain, LLC., a Delaware LLC, party of the second part located at 3190 S. Wadsworth Blvd, Suite 150, Lakewood, CO 80227

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

Land in Davidson County, Tennessee, being all of lot no. 19 on the plan of Mosswood Subdivision, section two, as shown by plat appearing of record in plat book 2900, page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Grantors herein from **FMF Capital, LLC.,** Special Warranty Deed, as shown at Instrument No./Deed Book 20051031-0130955, in said Register's Office.

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

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

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IN WITNESS WHEREOF, THE undersigned **FMF Capital, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

FMF Capital, LLC

BY: _____
William Boyle
TITLE: SVP

STATE OF Michigan
COUNTY OF Oakland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Boyle, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Senior Vice President of **FMF Capital, LLC,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 4th day of November 2005.

Notary Public Anthony Rivera

My Commission Expires: Sept 27, 2007

ANTHONY RIVERA NOTARY PUBLIC OAKLAND COUNTY

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MSP No.: 574.0510744TN (Steele)
Lender Loan No.: 500023437
Property Address: 617 Waco Drive, Nashville, TN 37209
Tax Parcel ID No.: 91-05;78.00

Mail Tax Notices To and Property Owner:
FMF CAPITAL, LLC
2809 S. Lynnhaven Rd., Bldg. 1, Ste. 200
Virginia Beach, VA 23452-6700

I, or we, 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 $ 103,202.38 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William Bagle
Affiant

Subscribed and sworn to before me this 4th day of November, 2005

Notary Public Anthony Rivera

My Commission Expires: Sept 27, 2007

ANTHONY RIVERA NOTARY PUBLIC OAKLAND COUNTY, MICH