Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-599
PAS# 1175002398A

Davidson County DEEDWARR
Recvd: 12/27/05 10:04 3 pgs
Fees:18.00 Taxes:490.25

20051227-0153573

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 7 day of December 2005, by SFJV-2003-1 LLC, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Corey D. Shipp, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 32 on the Plan of Hickory Hollow Town homes (Mill Park) Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to SFJV-2003-1, LLC by virtue of Trustee's Deed filed February 24, 2005 as instrument number 20050224-0020498.

Commonly known as: 5170 Hickory Hollow 828, 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 Corey D. Shipp 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.

SFJV-2003-1, LLC, by its duly authorized attorney in fact, Premier Asset Services (PAS)

BY: Christy Tiska

Christy Tiska

IT'S: Assistant Vice President

Acknowledgment

State of Maryland

County of Frederick **)ss.**

On this day before me, a Notary Public, personally appeared Christy Tiska**, to me personally well-known, who acknowledged that he/she is the** AVP **of** _____**, a corporation, as attorney-in-fact for SFJV-2003-1 LLC, 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 7 **day of December 2005.**

_____

Notary Public

My commission expires:

BRENDA C. MYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 1, 2005

BRENDA C. MYERS NOTARY PUBLIC FREDERICK CO.

State of Maryland

County of Frederick

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, $132,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy Tiska

Affiant Christy Tiska
Assistant Vice President

Subscribed and sworn to before me this 7 **day of December 2005.**

Notary Public

My commission expires:
BRENDA C. MYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 16 2005

(Seal)

Property owner and party responsible for payment of taxes:
Corey D. Shipp
5170 Hickory Hollow 828
Antioch, TN, 37013

Parcel# 163-05-0-A 032.00 CO

Return to:

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