Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert Lee
1603 Villa Place
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 02/01/06 13:48 2 pgs
Fees:13.00 Taxes:730.75
20060201-0012578

MAP **104-8**
GROUP
PARCEL **373**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRP/AG REO 2005-1, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert Lee**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 53 in O.B. Mayos plan of large lots called Rokeby, as of record in Book 21, page 87, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said Lot No. 52 fronts 55 feet on the westerly side of Villa Place and extends back between parallel lines along the southerly line of Lot No. 48, 150 feet, more or less, to an alley.

Being the same property conveyed to GRP/AG REO 2005-1, LLC by deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument no. 20051117-0139193, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1603 Villa Place, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE,his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through the GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 26th day of **January, 2006.**

GRP/AG REO 2005-1, LLC

By: _____

Joanne Duardi
Authorized Person

STATE OF New York
COUNTY OF Westchester

Before me, the undersigned authority of the State and County aforesaid, personally appeared Joanne Duardi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be an officer of **GRP/AG REO 2005-1, LLC**, the within named bargainor, a limited liability corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 26 day of January, 2006.

ILONNA ASHUROVA
Notary Public, State of New York
No. 01AS6071137
Qualified in Kings County
Commission Expires March 11, 2006

Ilonna Ashurova
NOTARY PUBLIC

My Commission Expires: March 11, 2006

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~WILLIAMSON~~ WestChester

The actual value or consideration, whichever is greater, for this transfer is $197,500.00.

_____
AFFIANT

Joanne Duardi
Authorized Person

Subscribed and sworn to before me on this 26 day of January, 2006.

_____
~~Rebecca T. Garland~~
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $197,500.00

Stephanie Spect
AFFIANT

Subscribed and sworn to before me on this 26th day of January, 2006.

M L Nickerell
NOTARY PUBLIC

M. L. NICKERNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-10-09