(3)

Prepared by:
Cumberland Title Company
13018 Lebanon Road #100
Mount Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/03/06 10:13 3 pgs
Fees:18.00 Taxes:761.83

20060303-0024785

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of February, 20 06, by and between SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Jeffery W. McGruder, 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 considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number * in the said Register's Office of Davidson County, Tennessee. * 20060303-0024784

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, his heirs, 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 those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; 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 more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

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

SIRVA RELOCATION CREDIT, LLC

By: _____
Jeff Wadholm
Its: Closing Specialist

STATE OF Minnesota
COUNTY OF Hennepin

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Jeff Wadholm, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Closing Specialist (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION CREDIT, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 22 day of February, 2006.

B. Wilhelm
Barbara J. Wilhelm
Notary Public Barbara J.Wilhelm

My commission expires: January 31, 2007

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, is $ 205900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Jolbatt
Affiant

Subscribed and sworn to before me this 28 day of February, 2006

Notary Public

My commission expires: 4/16/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Property Address: **7715 PORTER HOUSE DRIVE, NASHVILLE, TN 37211**

Name and address of property owner, and mail tax bills to:

Jeffery W. McGruder
Same

BARBARA J. WILHELM
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31 2007

Tax Parcel Number: 173.09-0A-164.00

After recording, return to:

SIRVA Relocation LLC
3300 Fernbrook Lane Suite 300
Plymouth, MN 55447

EXHIBIT A

BEING Lot No. 48, Section 2, Lenox Village, Revision 2, Section 2, as shown by plat of record in Plat Instrument # 200301150006163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

EXHIBIT B

Restrictive Covenants of record in Instrument # 20020315-0032825, 20020315-0032826, 20021226-0158458 and 20021226-0158459, Register's Office of said County

Master Deed as shown of record in Instrument # 20020315-0032825, Register's Office for said County.

Easement for sanitary sewer, storm drainage and water main with appurtenances as shown of record in Instrument # 20011129-0130322, Register's Office for said County.

Easement for sanitary sewer and/or storm drainage as shown of record in Instrument # 20011106-0121932 and Book 7361, Page 230 and Book 7985, Page 449 and Instrument # 20010918-0100850, Register's Office for said County.

Easement for water mains and appurtenances as shown of record in Instrument # 20011112-0123853, Register's Office for said County.

Easement as shown of record in Instrument # 20020408-0042676, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument # 20010412-0045831, Register's Office for said County.

Easement for flow of water of unnamed tributary of Mill Creek and all rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unmarried tributary of Mill Creek free from dimunition and pollution.

Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association as shown of record in Instrument # 20020501-0053757 and Re-recorded in Instrument # 20020507-0056338, Register's Office for said County.

Easement for right of way and sign as shown of record in Instrument # 20010103-0000902, Register's Office for said County.