SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Melissa Finney Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Davidson County DEEDWARR
Recvd: 04/10/06 16:30 2 pgs
Fees:13.00 Taxes:777.00
20060410-0041312

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Webb	SAME AS OWNER	**MAP 114-00-0**
(NAME) **7528 Sawyer Brown Road**	(NAME)	**PARCEL 104.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **American Residential Equities, XXXXI, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Webb and Melissa Finney Webb,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Co., Inc., dated June 30, 1973, as follows:

Beginning at a point on the top of a highway cut 23.5 feet, more or less, from the edge of the paving of Sawyer Brown Road, said point being 1064 feet, more or less, south of the southeasterly intersection of Sawyer Brown Road and Charlotte Pike, thence with Tomlinson's south line easterly 511.5 feet , more or less, by deed 485 feet, more or less, by actual field measurements, to the base of a large leaning chinquapin oak; thence southerly 106.1 feet, by Deed and 106 feet by actual field measurements to an iron pin in a fence post; thence with Williams northerly line northwesterly 541.7 feet by deed, 527 feet, more or less from the edge of paving of Sawyer Brown Road; thence with the margin of said Road northeasterly 107 feet, more or less, to the point of beginning.

Being the same property conveyed to American Residential Equities XXXXI, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20050131-0011074, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) Utilities Easement of record in Book 10073, page 837, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7528 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise. 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 31st day of March, 2006.

American Residential Equities XXXXI, LLC

By: _____

David Mihalczo, President for Nations First Inc., Attorney in Fact

POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20060410-0041311
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, a notary public in and for said County and State, personally appeared, ~~Brandon Bejarano~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Portfolio Manager of Nations First, (Attorney in Fact for American Residential Equities, Inc., the "Company") the within named bargainor, a Tennessee Corporation, and that as such Portfolio Manager and Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Portfolio Manager and Attorney in Fact on behalf of American Residential Equities, XXXXI, LLC.

*David Mihalczo

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires: 12/3/010

BRANDON BEJARANO
COMM. #1388364
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXPIRES DEC. 03, 2006

Notary Public