Davidson County DEEDWARR
Recvd: 06/29/06 09:45 3 pgs
Fees:18.00 Taxes:146.15

20060629-0077805

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-004
FAACS# 2811233

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5TH **day of June, 2006, by TCIF REO GCM, L.L.C..**

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

Being a part of the Northerly Half of the Easterly part of Lot No. 394 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called "The Addition to the Town of McGavock", as of record in Book 21, at Page 41, Register's Office for Davidson County, Tennessee.

The said part of Lot No. 394 begins in the Westerly margin of James Street, now 17th Avenue North, at the Northeasterly corner of said Lot No. 394 and extends Southerly with 17th Avenue 50 feet and extends back Westerly between parallel lines and with the dividing line between said lot No. 394 and Lot No. 395 100 feet.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee, by Substitute Trustee's Deed filed on August 18, 2005 as instrument number 20050818-0098431 in the records of the Register's Office of Davidson County, Tennessee. *

Commonly known as:1715 17th Avenue North, Nashville, TN 37208

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 his 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.

*

*TCIF REO GCM, L.L.C.

Being the same property conveyed to *~~Rodrigo A Giron~~, an unmarried man by Quitclaim Deed from **~~TCIF REO~~ GCM, LLC of Record in Instrument #20060629.0077804 and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

**Deutsche Bank National

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

TCIF REO GCM, L.L.C.

BY: _____

IT'S: LTD. SIGNING OFFICER

Acknowledgment

State of CT

)ss. 20-1959277

County of FAIRFIELD

On this 1 **day before me, a Notary Public, personally appeared** MARY DEVITA **, to me personally well-known, who acknowledged that he/she is the** LTD SIGNING OFFICER **, of TCIF REO GCM, L.L.C., 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 by himself/herself as such officer.**

Witness my hand and seal this 5TH **day of June, 2006.**

_____

Notary Public

My commission expires:

PAUL A. SMITH
NOTARY PUBLIC
MY COMMISSION EXPIRES APR 30, 2011

(Seal)

State of CT

County of FAIRFIELD

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, $39,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of June, 2006.

Notary Public

My commission expires:

PAUL A. SMITH
NOTARY PUBLIC
(Seal) MY COMMISSION EXPIRES APR. 30, 2011

Property owner and party responsible for payment of taxes:
Rodrigo A. Giron
1715 17th Avenue North
Nashville, TN 37208

Parcel #081-11-0-181.00

Return to:

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