Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2024-902
PAS# 1172006584

Davidson County DEEDWARR
Recvd: 08/03/06 09:50 3 pgs
Fees:18.00 Taxes:277.50
20060803-0094456

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of June, 2006, by SFJV 2005, L.L.C.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jerry L. Uselton and Juanita R. Hicks, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 246 on the Map of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said Lot 246 fronts 50 feet on the Southerly side of Rayon Drive and runs back parallel lines 150 feet to a dead line.

Being the same property conveyed to SFJV 2005, LLC by Corrected and Amended Trustee's Deed recorded on May 5, 2006 as Instrument No. 20060505-0052435 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as:217 Rayon Drive, Old Hickory, TN 37138

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 Grantees and unto their 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 2005, L.L.C

BY: Melanie Burkett

IT'S: Melanie Burkett ~~Vice President~~

Acknowledgment

State of Maryland

)ss.

County of Frederick

On this day before me, a Notary Public, personally appeared Melanie Burkett **to me personally well-known, who acknowledged that he/she is the** VP**, of SFJV 2005, 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 14th **day of June, 2006.**

Cindy L Moldovan

Notary Public

CINDY L. MOLDOVAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 30, 2006

My commission expires:

8/30/06

(Seal)

State of Tennessee

County of Williamson

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, $75,000.00, 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 16 day of June, 2006.

Notary Public

My commission expires:

(Seal)

KIMBERLY A. CAUTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Property owner and party responsible for payment of taxes:
Jerry L. Uselton
4321 Smokey Mtn. Place
Antioch, TN 37013

Parcel #044-09-0 019.00

Return to:

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