After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
Seller loan No. **12802302)**
1141833

Davidson County DEEDWARR
Recvd: 09/06/06 08:41 3 pgs
Fees:18.00 Taxes:750.73
20060906-0109757

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of August, **2006** by and between the **MTGLQ, INVESTORS, LP, its successors and assigns**, party of the first part, and **MAGGIE EARLY**, Married, 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**, Tennessee:

All that certain parcel of land situate in the 1st Councilmanic District of the County of Davidson and State of Tennessee, the said Tract being the eastern portion of Parcel 88 located on Tax Map 15 as of record in Book 6247 Page 368, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at iron pin new situated in the Northwesterly right of way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184 Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence with the said right of way line, with a curve to the left, the said curve having a delta angle 82° 40' 27", a radius of 410.00 feet, a chord bearing of South 63° 34' 37" West, a chord distance of 541.60 feet for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances: thence North 33° 37' 27" West, 473.22 feet to an iron pin new; thence North 43° 36' 04" East, 240.65 feet to an iron pin new; thence North 79° 08' 53" East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris Jr. et ux property, as of record in Book 3892 Page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505 Page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89° 02' 27" East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08° 02' 44" West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

Being the same property as conveyed from Arnold M. Weiss, as Substitute Trustee to MTGLQ Investors, LP, as described in Deed Instrument 20060227-0021986, Recorded 02/27/2006 in DAVIDSON County Records.

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TO HAVE AND TO HOLD the aforesaid real estate, together with all 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.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MTGLQ, INVESTORS, LP

By: Stacey Bayley

Printed Name: Stacey Bayley

Title: Vice President
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of **MTGLQ, INVESTORS, LP,** the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **MTGLQ, INVESTORS, LP.**

WITNESS my hand, at office, this 14th day of August, **2006.**

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Notary Public

Commission Expiration: 1-24-10 Rosemarie Salazar

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
2800 Union Hill Road
Joelton, Tennessee 37080

Tax Parcel ID Number: 15.00-278

Property Owner & Property Address/
Mail Tax Bills To:
Maggie Early
2800 Union Hill Road
Joelton, Tennessee 37080

State of Texas
County of Harris

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 **$202,900.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant Doris Henderson

Subscribed and sworn before me this 14th day of August, **2006.**

Notary Public
Rosemarie Salazar
Commission Expiration: Jan. 24, 2010

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

F:\USERS\CHRIS\SERVICELINK DEEDS\SWD Early Maggie.wpd