THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
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LC

Davidson County DEEDWARR
Recvd: 11/21/06 08:42 3 pgs
Fees:18.00 Taxes:307.84
20061121-0144188

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2006, by and between MTGLQ Investors, L.P., its successors and assigns, hereinafter called Grantor, and Roy Newsom, Jr., his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 126 on the plan of Haynes Park Subdivision, Section 3, of record in Book 4460, Page 185, Register's Office for Davidson County, TN, described as follows:

Beginning at a point in the northerly margin of Kingview Drive at the common dividing line between Lots 125 and 126 on the said plan; thence northerly 115.94 feet to a concrete marker; thence westerly 65 feet to a point in the easterly margin of Kingview Court; thence southerly along the easterly margin of said Kingview Court 152.01 feet to the beginning of a curve; thence around said curve a distance of 36.23 feet to a point in the northerly margin of Kingview Drive, thence easterly along the northerly margin of said Kingview Drive 64.32 feet to the point of beginning.

Being the same property conveyed by QUIT CLAIM DEED of record in Instrument No. 20061121014418?, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

15th day of November, 2006.

MTGLQ INVESTORS, L.P.
By: M.D. Webb & Associates, Inc., as Attorney-in-Fact

BY: _____

TITLE: V.P.

STATE OF CALIFORNIA

COUNTY OF _____ see attached

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be _____ of M. D. Webb & Associates, Inc., and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of MTGLQ INVESTORS, L.P., as its attorney in fact and as the free act and deed of the within named MTGLQ INVESTORS, L.P.

Witness my hand and seal, this _____ day of _____, 2006.

_____
Notary Public

My commission expires:

****

Property Address: 400 Kingview Court, Nashville, TN 37218
Parcel # 58-16-91.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Roy Newsom, Jr.
4400 BELMONT PARK TERRACE #154
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $83,200.00

Maureen M. Walter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2006.

Anita M. Morton
Notary Public
My Commission Expires:

ANITA M. MORTON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

MY COMMISSION EXPIRES
October 6, 2007

2737-064883-LC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On Nov. 15, 2006 (Date) before me, Cassie Lewis, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Judy Harmer (Name(s) of Signer(s))

CASSIE LEWIS
COMM. # 1476784
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
COMM. EXP. MARCH 16, 2008

☒ personally known to me

☐ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 11-15-06 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Judy Harmer

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: MTGLQ Investors

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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