STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $85,000.00.

Angie McClanahan
AFFIANT

Sworn to and subscribed before me this 8 day of January, 2007.

April G Nichols
NOTARY PUBLIC My commission expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Map and Parcel No. 92-04-244.00
Address of New Owner:
STATE Kentell Peebles
OF 922 Morrison Street
Nashville, TN 37208
TENNESSEE
Send Tax Notices To:
NOTARY SAME
PUBLIC

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, MTGLQ INVESTORS, L.P., hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto KENTELL PEEBLES, hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 922 Morrison Street, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO all matters of record at Book 161, page 146, in the Register's Office of Davidson County, Tennessee; to the 2007 Davidson County property taxes, and those of subsequent years, which are not yet due or payable, and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE with respect to that Warranty of Title set out in Attachment "B" hereto and made a part hereof. Additional reservations from and exceptions to this conveyance and the Warranty of Title are also set out in Attachment "B" hereto and made a part hereof. The subject real property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said MTGLQ INVESTORS, L.P., has hereunto set its signature, on this, the 8th day of January, 2007.

Power of Attorney of record as Instrument No. 20051003-0118786, Register's Office for Davidson County, Tennessee.

MTGLQ INVESTORS, L.P.

By: M.D. Webb & Associates, Inc.
its Attorney-in-Fact

By: _____
Name & Title: V.P

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 _____ (or other such officer authorized to execute this instrument) of M.D. WEBB & ASSOCIATES, INC., a corporation, and that such _____, as such _____, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the corporation as _____; and further acknowledged the said M.D. WEBB & ASSOCIATES, INC. to be the entity who executed the foregoing instrument on behalf of MTGLQ INVESTORS, L.P., as Attorney-in-Fact, and acknowledged that he/she/it executed the same as the free act and deed of MTGLQ INVESTORS, L.P., the within-named bargainor, for the purposes therein contained.

WITNESS my hand and official seal of office, at office, on this, the _____ day of January, 2007.

My commission expires: See Certificate attached

_____
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 01/19/07 11:33 3 pgs
Fees:18.00 Taxes:314.50

20070119-0007873

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On January 9, 2007 (Date) before me, Kimberly A. Cortopassi, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Audy Harmes (Name(s) of Signer(s))

☑ 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.

KIMBERLY A. CORTOPASSI
Commission # 1595599
Notary Public - California
Orange County
My Comm. Expires Jul 17, 2009

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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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Attachment "A": Legal Description.

The following described real property situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Johnson Bransford's Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Book 161, page 146, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 35 feet on the Easterly side of Morrison Street and runs back between parallel lines, 188.6 feet to an alley.

Being the same property conveyed to MTGLQ Investors, LP by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, Book 20060531-0063482, dated May 18, 2006, recorded May 31, 2006, in the Register's Office of Davidson County, Tennessee.

Attachment "B": Warranty of Title, Reservations and Exceptions.

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.

The following reservations from and exceptions to this conveyance and the Warranty of Title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through of under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217