Box 5

Davidson County DEEDWARR
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Fees:23.00 Taxes:403.30
20070215-0019248

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
490483 301029153
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 51-15-0-C-2.00 CO
Zachary P.B. Liff and Michael B. Newberry	Same	
209 10th Avenue South #432		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Monument Street Funding, LLC a Limited Liability Company organized and exisiting under the laws of the State of Delaware have this day bargained and sold, and do hereby transfer and convey unto the said Zachary P. B. Liff and Michael B. Newberry the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

See Exhibit "A" Legal Description for Derivation.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 109,000.00

Affiant _____

Subscribed and sworn to before me this the 9th day of February 2007.

Notary Public _____

My commission expires:

(Affix Seal)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(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 portion(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 or 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 the 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 is unimproved ( ), known as 215 Walton Lane, Madison, TN 37115
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 29th day of January, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Monument Street Funding, LLC
By: Centurion Funding, Inc., its managing member

By: _____

Printed Name: Catherine Houston

Its: VP

(Corporate Seal)

Acknowledgment

State of nc

)ss.

County of Wake

On this day before me, a Notary Public, personally appeared Catherine Houston, *to me personally well-known, who acknowledged that he/she is the* VP *of* Centurion Funding, Inc., managing member for Monument Street Funding, LLC, *a limited liability company, 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 limited liability company as such managing member by himself/herself as such officer.*

Witness my hand and seal this 29 *day of* Jan., 2007.

Mae Harrington
Notary Public

My commission expires:

_____
(Seal)

MAE HARRINGTON
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires August 25, 2007

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF WALTON OAKS SUBDIVISION, SECTION 1, OF RECORD IN INSTRUMENT NO. 20011026-0117176 AND REVISED AS INSTRUMENT NO. 20011206-0134230 (ERRONEOUSLY TYPED AS INSTRUMENT NO. 20011206-01343230, IN DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20020321-0034925), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MONUMENT STREET FUNDING, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM JOE M. KIRSCH, SUBSTITUTE TRUSTEE, DATED JUNE 9, 2006 AND RECORDED JUNE 28, 2006 AS INSTRUMENT NO. 20060628-0077256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.