Box 5

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 $ -0-.

AFFIANT

Sworn to and subscribed before me this 1st day of February 2007.

NOTARY PUBLIC My commission expires:

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

Map and Parcel No. 91-05-78.00

Address of New Owner:
MTGLQ Investors, L.P. c/o MJ Webb & Assoc.
2600 Michelson Dr. #930
Irvine, CA 92612

Send Tax Notices To:
Same

QUITCLAIM ~~SPECIAL WARRANTY~~ DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, STEEL MOUNTAIN CAPITAL I LLC, hereinafter referred to as Grantor, ~~has bargained and sold, and~~ by these presents does transfer and convey unto MTGLQ INVESTORS, L.P., hereinafter referred to as Grantee, its successors 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 617 Waco Drive, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 2900, page 123, in the Register's Office for Davidson County, Tennessee; and 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, hereditaments and easements thereto belonging to said GRANTEE, its heirs and assigns forever, and the covenants with the said GRANTEE with respect to the 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

IN WITNESS WHEREOF, the said STEEL MOUNTAIN CAPITAL I LLC, has hereunto set its signature, on this, the 17th day of January, 2007.

Davidson County DEEDQC
Recvd: 03/07/07 09:09 2 pgs
Fees:12.00 Taxes:0.00
20070307-0027962

STEEL MOUNTAIN CAPITAL I LLC

By:
Printed Name: William Alread
Title: Managing Partner

STATE OF Colorado)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Alread, 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 Managing Partner (or other such officer authorized to execute this instrument) of STEEL MOUNTAIN CAPITAL I, LLC, a corporation, and that such William Alread, as such Managing Partner, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the corporation as Managing Partner.

WITNESS my hand and official seal of office, at Jefferson County, on this, the 17th day of January, 2007.

NOTARY PUBLIC

My commission expires: 4-12-2009

JULIE RICCATONE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 04/12/2009

Attachment "A": Legal Description.

The following described premises situated in the Township of Nashville, Davidson County and State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 19 on the Plan of Mosswood Subdivision, Section Two, as shown by plat appearing of record in Plat Book 2900, page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Steel Mountain Capital I, LLC, by Quit Claim Deed from First of Steel Mountain, LLC, by William Alread, Managing Partner, dated December 21, 2005, recorded March 7, 2006, of record in Instrument No. 20060307-0026371, of the Register's Office for Davidson County, Tennessee.

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