Bk 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 $85,300.00.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

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

NOTARY PUBLIC

My commission expires:_____

My Commission Expires NOV. 14, 2009

Map and Parcel No. 91-05-78.00

Address of New Owner:
Ralph A. & Velma E. Edwards
1221 Alfred Drive
Nashville, TN 37221

Send Tax Notices To:
Same

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 RALPH A. EDWARDS and VELMA E. EDWARDS, husband and wife, hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in 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, 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 29th day of January, 2007.

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

MTGLQ INVESTORS, L.P.

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

By: _____
Name & Title: _____

STATE OF _____)
COUNTY OF _____)

Attached

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 _____, on this, the _____ day of _____, 2007.

My commission expires: _____

_____
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/07/07 09:10 3 pgs
Fees:18.00 Taxes:315.61

20070307-0027963

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.

BEING ALSO the same property conveyed to MTGLQ Investors, L.P. by deed from Steel Mountain Capital II, LLC dated January 17, 2007 and recorded contemporaneously herewith as Instrument No. 20070307-0027962, in the Register's Office for 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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On January 29, 2007 (Date) before me, Cassie Lewis, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Michael D. Webb (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.

WITNESS my hand and official seal.

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

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: 1-29-07 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael D. Webb

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

Signer Is Representing: MTGLQ Investors LP

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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