After recording, please return to:
US Land Title
2100 Southbridge Pkwy, Ste 585
Birmingham, AL 35209

AL#105602; Client 18542555

Davidson County DEEDWARR
Recvd: 03/23/07 15:24 2 pgs
Fees:13.00 Taxes:386.65

20070323-0035529

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of March, 2007 by and between Pledged Property II LLC, _____, party of the first part, and Liff-Newberry Ventures, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Being Lot No. Tract: #1 and #2, Block F of Crittenden Estates, a subdivision, of record in Book: #974, Page #69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the Aforesaid County.

Being the same property conveyed by Substitute Trustee's Deed recorded 10-2-2006 in Instrument 20061002-021128 in the Register's Office of Davidson County, Tennessee

Map ID: 052.01-0-123 and 052.01-0-337.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he/she/it is lawfully seized in fee of the afore described real estate; that he/she/it has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of Davidson County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

And that the title and quiet possession thereto he/she/it will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

KH

WITNESS the signature of the said party of the first part the day and year first above written.

Pledged Property II LLC

By: Stacey Bayley
Printed Name: Stacey Bayley
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of _____, which executed the foregoing as Pledged Property II LLC, the within named bargain or, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Pledged Property II LLC.

WITNESS my hand, at office, this 15 day of March, 2007

Karen Castro
Notary Public

My Commissions Expires: _____

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

Prepared by:
US Land Title, LLC, an AL Limited Liability Company

Property Address:
401 Neely's Bend Road
Madison, TN 37115

Tax Parcel ID Number: 052 01 033700

Property Owner & Mail Tax Bills to:
Liff-Newberry Ventures

,

STATE OF TEXAS.
COUNTY OF HARRIS

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value or the property transferred, whichever is greater is $$104,500.00, which amount is equal to or greater than the property transferred would command at the fair and voluntary sale.

Carol Jolly
Affiant LITTON LOAN SERVICING, LP AGENT

_____
Affiant

Subscribed and sworn before me this 15 day of March, 2007

Karen Castro
Notary Public

My Commission expires: _____

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009