Return to: Grissim Title & Escrow, LLC, 2309 Crestmoor Rd., Ste 300, Nashville, TN 37215

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2057-034
Client No. 200044872

Davidson County DEEDWARR
Recvd: 05/09/07 16:06 3 pgs
Fees:18.00 Taxes:170.20
20070509-0055952

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of February, 2007, by Self Help Ventures Fund, Grantor, by its duly authorized attorney in fact, First American REO Servicing.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Brian M. Chamberlain, Grantee, the following land in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee to wit:

Being lot #52 on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee. Said lot #52 fronts 50 feet on the westerly side of North 6th Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Self Help Ventures Fund by Quit Claim Deed recorded as Instrument # 20070509005952

Commonly known as: 816 North 6th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Self Help Ventures Fund, by its duly authorized attorney in fact, First American REO Servicing, by Limited Power of Attorney recorded the 24 day of August, 2006 as Instrument # _____, in the Register's Office for Davidson County, Tennessee.

BY: Jan Billings

ITS: Portfolio Manager

Acknowledgment

State of Colorado
)ss.
County of Denver

On this day before me, a Notary Public, personally appeared Jan Billings, **to me personally well-known, who acknowledged that he/she is the** Portfolio Manager **of** First American REO Servicing, **a corporation, as attorney-in-fact for Self Help Ventures Fund, a corporation, 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 corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 31 **day of January, 2007.**

(SEAL)

DANETTE L. CARY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 03/13/2007

Danette L Cary
Notary Public

My commission expires:_____

State of Tennessee
)ss
County of Williamson

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 of the property transferred, whichever is greater, $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of April, 2007.

(SEAL) KIMBERLY A. CAUTHERN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Notary Public

My commission expires: 9/20/08

Property owner and party responsible for payment of taxes:
Brian M. Chamberlain
933 Congress St.
Costa Mesa, CA 92627

Map No. 08208000300

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211