Davidson County DEEDWARR
Recvd: 05/30/07 15:45 3 pgs
Fees:18.00 Taxes:373.70
20070530-0064297

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2007, by and between MTGLQ Investors, L.P., its successors and assigns, hereinafter called Grantor, and Geoffrey W. Newhall, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Lot Number 153 and the easterly 8 feet of Lot Number 152 and the westerly 3.5 feet of Lot Number 154 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and parts of lots adjoin and front together 61.5 feet on the northerly side of Marsden Avenue and run back between parallel lines 150 feet more or less, to a dead line.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20061212-0153250, and property description corrected by Scriveners Affidavit in Instrument No. 20070530-0064296, Register's Office of DAVIDSON County, Tennessee, .

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 7th day of May, 2007.

MTGLQ Investors, L.P., by its attorney-in-fact, M. D. Webb & Associates, Inc.

BY: _____

TITLE: V.P.

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____ 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 the _____, of , the within named bargainor, a Corporation, and that such _____ executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and Official Seal at office this _____ day of _____, 2007.

_____
Notary Public

My Commission Expires:

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Property Address: 1717 Marsden Avenue, Nashville, TN 37216
Parcel #072-12-068.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Geoffrey W. Newhall
3818 Moss Rose Drive
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $101,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2007.

Notary Public
My Commission Expires: 12/9/09

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-9-09

2737-067085-LC

ALL - PURPOSE ACKNOWLEDGMENT

ACKNOWLEDGMENT

State of California) ss.

County of Orange)

On 5-7-07 (Date), before me Cassie Lewis, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Judy Harmer (Name(s) of Signer (s)),

[x] personally known to me
[ ] 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

Signature of Notary Public

Place Notary Seal Above