Davidson County DEEDWARR
Recvd: 08/17/07 09:25 4 pgs
Fees:23.00 Taxes:399.23
20070817-0098400

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

AFTER RECORDING MAIL TO:
CHICAGO TITLE
SERVICELINK DIVISION
4000 INDUSTRIAL BLVD.
ALIQUIPPA, PA 15001
1-800-439-5451
Order # 1393969

Special Warranty Deed

DOCUMENT TITLE

Prepared by
&

Return to:
ServiceLink LP Dawn Campbell
4000 Industrial Blvd
Aliquippa PA 15001

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12 **day of** July, **2007**, by and between **Pledged Property II, LLC**, party of the first part, and **Jimmy D. Heredia**, party of the second part, **Jimmy

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 has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Being Lot No. 193 on the Plan of Hillbrook, Section II, of record in Book 3300 Page 12, Register's Office for Davidson County, as follows:

Said Lot No. 193 fronts 86 feet on the south side of Hillbrook Court and extends back 140.2 feet on the west line and 130.3 feet on the east line to a dead line in the rear on which is measures 103 feet.

Being the same property as conveyed to party of the first part by Quit Claim of record at Instrument No. 20070817-0098399, in the Register's Office of Davidson County, Tennessee.

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

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

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 in their proper gender and number according to the context hereof.

Dr
dt

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Pledged Property II, LLC

BY: _____

Title: Stacey Bayley
Vice President

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STATE OF TX
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Stacey Bayley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of the within named bargainor, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such

WITNESS my hand and seal at office this 12 day of July, 2007.

_____
Notary Public:_____
My Commission expires:

ANAELIA CASTILLO
Notary Public, State of Texas
My Commission Expires
April 09, 2008

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(FOR RECORDING DATA ONLY)

Property Address: 3737 Hillbrook Court Nashville, TN 37211 Grantor: **Pledged Property II, LLC** Loan No.: 30018345 4828 Loop Central Drive Houston, TX 77081 Grantee: Jimy D. Heredia 3737 Hillbrook Court Nashville, TN 37211 Tax/Parcel Numbers: 148-01-0-084.00 Mail tax bills to: Jimy D. Heredia 3737 Hillbrook Court Nashville, TN 37211	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 is $107,900.00 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 the 27 day of July, 2007. Notary Public My Commission Expires: 4-27-2010 COMMONWEALTH OF PENNSYLVANIA Notarial Seal Melanie Miller, Notary Public Hopewell Twp., Beaver County My Commission Expires Apr. 27, 2010 Member, Pennsylvania Association of Notaries