Prepared by: Edco Title & Closing Services, Inc.
7990 Trinity Rd. #101
Cordova TN 38018

Davidson County DEEDWARR
Recvd: 08/23/07 15:53 3 pgs
Fees:18.00 Taxes:191.18
20070823-0101167

(HFN #:0435374517)
Tennessee

SPECIAL WARRANTY DEED

THIS DEED, between **JPMORGAN CHASE BANK AS TRUSTEE**, organized and existing under the laws of the UNITED STATES OF AMERICA, with it's principal office located in the County of **SAN DIEGO** , herein called Grantor, and **DUTCH FORK CAPITAL LLC.,** organized and existing under the laws of the State of Texas, herein after called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit;

Tract 2: A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:
Beginning at an iron pin the easterly margin of Greer Road (said beginning point being marked from the northwest corner of the property conveyed to Rober L. Hullett, et ux, of record in Deed Book 9500, Page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCT), for the following calls: on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds West 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer Road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to Tract 1 of this survey; thence with the line of Tract 1, South 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence South 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence south 06 degrees 25 minutes 03 seconds West 250.88 feet to a point; thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning.
Being the same property conveyed to Jeremy Birdwell, unmarried, by deed of record in Instrument No. 200302050015971, Register's Office for Davidson County, Tennessee.

Commononly known as: 2958 Greer Road, Goodlettsville, TN 37072

For prior title, see deed of record in Instrument No. * , ~~page~~ , in said Register's Office.

* 20060919-0115977

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and It's successors and assigns forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and it's successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

JPMORGAN CHASE BANK AS TRUSTEE
By: Residential Funding Corporation as Attorney in Fact which Power of Attorney was recorded in Davidson County, Tennessee on April 15, 2002, Instrument 20020415-004616.
(Corporate seal)

BY_____
Sharmel Dawson-Tyau

TITLE V.P

State of California

County of San Diego

Before me, the undersigned, a Notary Public of the State and County, duly qualified and commissioned, personally appeared, Sharmel Dawson-Tyau _____, personally known to me or pored on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the VP President 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 officer.

WITNESS my hand and Official Seal at Office this 25 day of JAN _____ 2007

Notary Public

My Commission Expires:

I, Or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $51,671.36, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Fred L. Brown, Jr.

Subscribed and sworn before me, this 8th day of August 2007

Notary Public

PROPERTY ADDRESS: 2958 Greer Road, Goodlettsville, TN 37072

OWNER'S NAME AND MAILING ADDRESS
Dutch Fork Capital, LLC
1341 W. Mockingbird Lane, Suite 1200W.
Dallas, Tx 75247

Tax ID: 011-197.00

Send tax bills to:
New Owner

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $51,671.36 which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of August, 2007.

Notary Public

My Commission Expires: 3/31/2010

MATTHEW BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 31, 2010