1418915474 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 21st day of August, 2007, by and between, **Liquidation Properties, Inc., by Green River Capital, Inc., as Attorney-in-Fact,** party of the first part, and **Stephen Perez, unmarried,** 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Memphis, County of Shelby, State of Tennessee, to wit :

Land in Davidson County, Tennessee, being Lot No. 1 on the map of DR. V.S. Lindsley's Addition to Edgefield, being a resubdivision of Lot 86 and part of 87, as of record in Book 3106, Page 130, Register's Office for said county, described as follows: Beginning at a point in the South margin of Cleveland Street, at the corner of Lots 1 and 2; thence with the line between said lots, southerly 104 feet to a point; thence westerly 64.44 feet to a concrete monument in the east margin of the first alley west of Stockell Street; thence with the margin of said alley, northerly 83.86 feet to the beginning of a curve; thence around said curve, northeasterly 31.3 feet to the south margin of Cleveland Street; thence with the margin of the same, easterly 44.3 feet to the point of beginning.

This being the same property conveyed to the Grantor by ~~Substitute~~ Trustee's Deed in Instrument Number 20070319033291 in the Register's Office of Davidson County, Tennessee.

Parcel ID No. 082-030-155.00

Property also known as: 208 Cleveland Street, Nashville, Tennessee, 37207

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Plat(s) recorded in Book 3106, Page 130 in the Register's Office of Davidson County, Tennessee, and 2007 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

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

Liquidation Properties, Inc. by Green River Capital, Inc., as Attorney-in-Fact

by Green River Capital, Inc., as Attorney-in-Fact

MAGDALENA MATTHES - VICE PRESIDENT

GREEN RIVER CAPITAL COMPANY SEAL UTAH

STATE OF Utah)
COUNTY OF Salt Lake)

Personally appeared before me a Notary Public, Magdalena Matthes with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Vice President of Green River Capital, Inc., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 17 day of August, 2007.

NOTARY PUBLIC

My Commission Expires:
9-25-08

NOTARY PUBLIC
TRICIA MURIE
3269 S. Main St., Ste. 100
Salt Lake City, Utah 84115
My Commission Expires
September 25, 2008
STATE OF UTAH

Davidson County DEEDWARR
Recvd: 08/27/07 11:05 2 pgs
Fees:13.00 Taxes:181.30

20070827-0102352

STATE OF TN
COUNTY OF DAVIDSON

I 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 $49,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X _____
AFFIANT

Subscribed and sworn to before me this the 21st day of August, 2007.

_____
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: July 24, 2010

AMY GERWIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address:
208 Cleveland Ave.
Nashville, TN 37207

New Owner and Mail Tax Bills to:
Stephen Perez
317 RED FEATHER LANE
BRENTWOOD, TN 37027

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427