THIS INSTRUMENT PREPARED BY: and after rec, mail to:
WEISS SPICER, PLLC
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 09/04/07 11:00 3 pgs
Fees:18.00 Taxes:170.94
20070904-0105692

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of August, 2007, by and between Consumer Solutions REO, LLC, by 406 Real Estate Services, its attorney-in-fact, its successors and assigns, hereinafter called Grantor, and James M. Jacanin, 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:

See Exhibit "A" Attached: Legal Description

Being the same property conveyed by Quit Claim Deed of record in Instrument No. 20070904-0105690 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

2708-067358-LC

16 day of August, 2007.

Consumer Solutions REO, LLC, by 406 Real Estate Services, its attorney-in-fact

BY: _____

~~Lance Snedden~~
Jeff Jones

STATE OF UTAH
COUNTY OF SALT LAKE

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Lance Snedden, 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 authorized signatory of 406 Real Estate Services, and who acknowledged that he as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Consumer Solutions REO, LLC (hereinafter referred to as "Consumer Solutions), as its attorney in fact and as the free act and deed of the within named Consumer Solutions.

Witness my hand and seal, this 16 day of August, 2007.

KATI ANDERSON
NOTARY PUBLIC-STATE OF UTAH
234 WEST 840 NORTH
OREM, UTAH 84057
COMM. EXP. 01-06-2010

Notary Public

My commission expires:

****

Property Address: 1102 2nd Avenue South, Nashville, TN 37210
Parcel #1050300 109.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: James M. Jacanin
C/O Keller Williams Place
9175 Carothers Drive
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 46,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2007.

Notary Public
My Commission Expires:

MAUREEN M. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 7-27-2011

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EXHIBIT "A"

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract IV Improved property known as 1102 2nd Avenue South, Nashville, TN 37210. Lot in the City of Nashville, Tennessee, on the East side of Second Avenue, South (Market Street) beginning at Thomas Walker's Southwest corner which is Four Hundred and Fifty (450) feet from Chestnut Street and running thence Southwardly with the Eastern margin of Second Avenue, South (Market Street) Easterly and parallel with Thomas Walker's Southern boundary line One Hundred and Eighty (180) feet more or less to an alley; thence Northwardly with said alley Forty (40) feet to Thomas Walker's Southeast corner and then Westwardly One Hundred and Eighty (180) feet, more or less, with Thomas Walker's Southern boundary line to the beginning.