File Box 9B
First Title & Escrow Co., Inc.
#26969

S&K #: 07-51100

Davidson County DEEDWARR
Recvd: 10/08/07 15:42 2 pgs
Fees:13.00 Taxes:232.73
20071008-0119880

SPECIAL WARRANTY DEED

THIS DEED, between Liquidation Properties Inc organized and existing under the laws of the United States of America, hereinafter called Grantor, and Robert Marioni hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($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:

Lot Number 7 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20011127-0129227 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20071008-0119878 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its 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 its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Liquidation Properties Inc

Melinda Schmatt

Title: Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

STATE OF ~~Washington~~ Maryland
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Garrott of Wells Fargo Bank, N.A. as Attorney-in-Fact for Liquidation Properties Inc with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, 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 and Official Seal at Office this 6th day of August, 2007.

NOTARY PUBLIC

JEAN TOMS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires May 11, 2010

My Commission Expires:

Notary Seal present, but could not be reproduced.C

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
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 $62,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 6th day of August, 2007.

Notary Public

My commission expires: 11-14-09

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 801 Morrow Road, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Marioni
801 Morrow Rd
Nashville, TN 37209

Robert Marioni
801 Morrow Rd
Nashville, TN 37209

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Map & Parcel 09111000600

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119