THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $57,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 17th DAY OF ~~DECEMBER, 2007~~ JANUARY, 2008.

Notary Public
My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:	TO:
POPULAR FINANCIAL SERVICES LLC 667/668	FIDEL LOPEZ GALVEZ

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Fidel Lopez Galvez 1912 Manchester Ave. Nashville, TN 37218	NEW OWNER	MAP #06916016800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, POPULAR FINANCIAL SERVICES LLC 667/668, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto FIDEL LOPEZ GALVEZ, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

LAND in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Manchester Avenue as located on the map of Ashton Subdivision of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, at the southwest corner of the property conveyed to Charles R. Hackett by deed from W.B. Marr et al., of record in Book 1385, Page 99, Register's Office for Davidson County, Tennessee, thence with the southwesterly line of said Hackett property southeastwardly (*) 234 feet, said Hackett's southeast corner; thence southwesterly and parallel with the easterly margin of Manchester Avenue, 100 feet to the northeasterly line of the property conveyed to Walter Cundall by deed from T.G. Hulme and wife, of record in Book 313, Page 303, Register's Office for Davidson County, Tennessee; thence with said line northwestwardly 234 feet to the southeasterly (**) margin of Manchester Avenue; thence with same northeastwardly 100 feet to the beginning.

(*erroneously shown as southwestwardly on prior deed and **erroneously shown as southwesterly on prior deed)

Being the same property conveyed to Popular Financial Services LLC 667/668 by Trustee's Deed from Aaron Squyres, as Successor Trustee and Matthew Smith, as Co-Trustee, of record in Instrument 20070807-0094429, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) Joint Driveway Easement of record in Book 9389, Page 411, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 7573, Page 222, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 1912 Manchester Ave. - Nashville, Tennessee, 37218.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 01/22/08 14:20 2 pgs
Fees:13.00 Taxes:212.75
20080122-0006692

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 4th day of ~~December~~ January, 2007.8

GRANTOR - POPULAR FINANCIAL SERVICES LLC 667/668

By

Victor F. Parisi, VP
Default Operations
Title

STATE OF New Jersey
COUNTY OF ~~CAMDEN COUNTY~~

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Victor F Parisi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Vice Pres, of Popular Financial Services LLC 667/668, the within named bargainer, a limited liability company, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Cherry Hill, New Jersey this 4th day of ~~December~~ Jan, 2008

My Commission Expires: _____

Notary Public

KIMBERLY NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/7/2010

KIMBERLY NELSON NOTARY PUBLIC NEW JERSEY