Box 5

Davidson County DEEDWARR
Recvd: 02/07/08 09:50 3 pgs
Fees:18.00 Taxes:140.60

20080207-0012712

| This Instrument prepared by: | Please add new owner and send tax notice to the following: |
|---|---|
| U.S. Land Title, LLC | Jasper Hatcher Jr |
| 4875 Olde Towne Parkway, Suite 50 | 6740 North Creekwood Drive |
| Marietta, GA 30068 | Brentwood, TN 37027 |

File # 75009664
REO # 4407206
Map & Parcel #08110020800
Address: 2311 BUCHANAN ST, NASHVILLE, TN 37208

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **South Point Inc., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Jasper Hatcher Jr,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

**Please see attached Exhibit "A"**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 1st day of February, 2008

**SOUTH POINT INC.**
**BY: WILSHIRE CREDIT CORPORATION**
**AS IT'S ATTORNEY IN FACT**

By: ~~B. Smith~~
Its:

STATE OF Oregon )
COUNTY OF Washington )

Before me, the undersigned authority, M Papsco notary public of the State and County mentioned, personally appeared Barbara Smith ~~B. Smith~~ who, upon oath, acknowledged him/herself to be Authorized Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for South Point Inc., the within named bargainor, and that he/she as such Barbara Smith, being authorized to do so, executed the foregoing instrument in behalf of South Point Inc. as the Authorized Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for South Point Inc. and declared that he/she in his/her capacity as Authorized Signer of **WILSHIRE CREDIT CORPORATION** which is the attorney-in-fact for South Point Inc.

WITNESS my hand and seal at office this 1st day of February, 2008

NOTARY PUBLIC

OFFICIAL SEAL
M. PAPSCO
NOTARY PUBLIC-OREGON
COMMISSION NO. 421721
MY COMMISSION EXPIRES SEPT. 25, 2011

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STATE OF Tennessee )
COUNTY OF Davidson )

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 38,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Jasper Satcher Jr
Affiant

Subscribed and sworn to before me on the date written above.

WAYNE THOMAS JR.
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

My Commision Expires

Notary Public

Power of Attorney recorded contemporaneoulsy herewith as Instrument No. 20080207-0012711, in the Register's Office for Davidson County, Tennessee.

**EXHIBIT "A"**

BEING LOT NO. 3 ON THE PLAN OF COBB'S SUBDIVISION OF LOT 6 OF THE HARDING-BOSLEY TRACT, AS OF RECORD IN PLAT BOOK 161, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. SAID LOT 3 FRONTS 54.1 FEET ON THE SOUTHERLY SIDE OF BUCHANAC STREET, FORMERLY THE HYDES FERRY PIKE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 24TH AVENUE NORTH, 150 FEET TO AN ALLEY.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument 20071018-0123655 in the aforesaid County and State.

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