Prepared By & After Recording Return To:
Swartz & Brough, Inc.
2600 Via Fortuna, Suite 360
Austin, TX 78746

Davidson County DEEDWARR
Recvd: 03/11/08 14:04 2 pgs
Fees:13.00 Taxes:159.10
20080311-0024559

Recorder's Use Only

SPECIAL WARRANTY DEED

STATE OF TN §
§
COUNTY OF Davidson §

KNOW ALL MEN BY THESE PRESENTS: That Swartz & Brough, Inc., a Texas corporation (hereinafter referred to as "Grantor") being authorized to do business in the State of Tennessee, by virtue of and in pursuance of authority of its Board of Directors authorizing this conveyance by the undersigned officer, for and in its behalf, for and in consideration of the sum of Ten and No/100 Dollars, has granted, paid and to be paid as hereinafter set out, has this day bargained and sold and does hereby transfer and convey unto David W. Glass, married Valarie N. Glass, ("Grantee") and to his, her or their heirs and assigns, certain real estate known as 3815 Ashland City Hwy, Nashville, TN 37218 located in Davidson County, Tennessee; and being more particularly described as follows:

Parcel ID 069-12-0-003.00

THAT CERTAIN TACT OR PARCEL OF LAND LYING AND BEING IN THE 13TH, FORMERLY THE 23'D CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, OCTOBER 19, 1951 AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ASHLAND CITY PIKE, 136.5 FEET EASTERLY FROM THE INTERSECTION OF THE NORTHERLY MARGIN OF SAID PIKE AND THE EASTERN BOUNDARY LINE OF THE PROPER CONVEYED TO WILLIE MCCALL AND WIFE BY DEED FROM NOAH W. COOPER OF RECORD IN BOOK 834 AT PAGE 284, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID PIKE SOUTH 81 DEGREES 30 MINUTES EAST 45.5 FEET TO A POINT; THENCE NORTHEASTWARDLY 220 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO WALKUP; THENCE WITH THE SOUTHERN BOUNDARY LINE OF THE SAID WALKUP PROPERTY NORTH 71 DEGREES 10 MINUTES WES 4R5.5 FEET TO A POINT 136.5F FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID WILLIE MCCALL PROPERTY; THENCE SOUTHWESTWARDLY 225 FEET, MORE OR LESS, TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM MANTENN, LLC TO THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES SERIES 2001-F FILED FOR RECORD NOVEMBER 7, 2007 IN INSTRUMENT NO. 20071107-0131439, DAVIDSON COUNTY, TENNESSEE RECORDS.

instrument # 20080213001425 4

For source of title see Book _____ Page _____.

The consideration above mentioned of $43,000.00 is paid and to be paid as follows: $4,300.00 cash in hand paid, the receipt of which is hereby acknowledged and the balance of $38,700.00 is evidenced by a promissory note, secured by a deed of trust conveying the above described real estate, and the balance of (if applicable) $0.00 is evidenced by a second lien promissory note, secured by a second lien deed of trust conveying the above described real estate.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantee, their heirs and assigns forever.

Grantor hereby WARRANTS that (a) Grantor is seized of the premises herein conveyed in fee simple; (b) subject to reservations, exceptions, easements and restrictions of record, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, the premises herein conveyed are free from encumbrances; (c) Grantor will forever defend the here conveyed premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; (d) Grantor will execute such other and further assurances of the same as may be required.

IN TESTIMONY WHEREOF, the said Swartz & Brough, Inc., by its duly authorized agent hereunto subscribed its name.

Executed as of February 6, 2008.

Swartz & Brough, Inc.

By: _____
Leda Morris, Vice President

DG VG
Please initial each page.

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

On this day, personally appeared before me, the undersigned, a Notary Public, Leda Morris, Vice President of Swartz & Brough, Inc., a Texas corporation, to me known to be the person(s) described in and who executed the foregoing instrument, and being authorized so to do, and executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by herself as such officer.

Executed on February 6, 2008.

LINDA R BOOKER
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-16-2008

Linda R. Booker Notary Public, State of Texas
My commission expires: 6-16-08

Owner, party responsible for payment of taxes and mailing address:
David W. Glass, married Valarie N. Glass
3815 Ashland City Hwy
Nashville, TN 37218

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,000.00.

David Glass
Affiant

The Affiant David W. Glass personally appeared before me, the undersigned, a Notary Public, stated that the facts averred in the above affidavit are true to the best of the affiant's knowledge, information and belief. Subscribed and sworn to before me this February 6, 2008.

Notary Public

TAYLOR REILY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 17, 2010

My Commission Expires: 1/17/10

DG VG
Please initial each page.