Davidson County DEEDWARR
Recvd: 03/26/08 12:47 3 pgs
Fees:18.00 Taxes:406.63
20080326-0030376

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title, LLC	Jerrod Price Janes
4875 Olde Towne Parkway, Suite 150	1602 Jones Avenue
Marietta, GA 30068	Nashville, TN 37207

File # 75000048
REO # 4771934
Parcel #07112006600
Address: 1602 JONES AVE, NASHVILLE, TN 37207

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 **Jerrod Price Janes,** (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 4 day of MAR, 2008

SOUTH POINT INC.
BY: WILSHIRE CREDIT CORPORATION
AS IT'S ATTORNEY IN FACT
Alicia M Laster
By:
Its:

STATE OF Washington)
COUNTY OF _____)

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

WITNESS my hand and seal at office this 4 day of MAR, 20 08

M Papsco
NOTARY PUBLIC

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

STATE OF TENNESSEE)
COUNTY OF Sumner)

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 109,900.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

John Y Smith
Affiant

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

12/09/08
My Commision Expires

Notary Public Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

EXHIBIT "A"

Being Lot No. 33 and the Southerly 35 feet of Lot No. 32 on the plan of Joywood Subdivision, of record in Book 974, Page 45, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property as conveyed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to South Point Inc. dated October 18, 2007 and recorded on November 7, 2007 in Instrument No. 20071107-0131345 in the Davidson County Public Records.

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