THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 04/17/08 15:30 4 pgs
Fees:23.00 Taxes:173.90
20080417-0039212

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of April, 2008 by and between MTGLQ INVESTORS, LP, hereinafter called Grantor, and Trustee Inc., his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5B ON THE ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, & 60 of Heritage Place, of record in Plat Book 5200, Page 628, as amended in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20070924-0113716, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 9th day of April, 2008.

MTGLQ Investors L.P.
By it's attorney in fact,
M.D. Webb & Associates Inc.

TITLE: V.P

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

My Commission Expires:

****

Property Address: 320 Nesbitt Lane, Madison, TN 37115
Parcel # 042 08 0 109.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Trustee Inc.
New owner: 242 West Main St, Ste. 300
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $~~43,000~~ 47,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2008.

Notary Public
My Commission Expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On 4-9-08 (Date) before me, Ruby Neirinckx a notary public. (Here insert Name and Title of the Officer)

personally appeared Judy Harmer (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

RUBY NEIRINCKX
Commission # 1702017
Notary Public - California
Orange County
My Comm. Expires Oct 31, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison

Signature

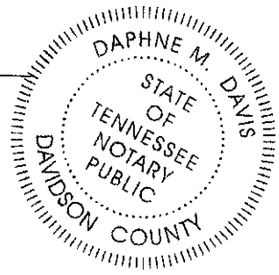
State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis

Notary's Signature

My commission expires: 11-14-09



(Seal)