Davidson County DEEDWARR
Recvd: 04/25/08 10:15 3 pgs
Fees:18.00 Taxes:491.73
20080425-0042261

This instrument prepared by:
Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
NashvilleTN37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of April, 2008, by and between **GRP Loan, LLC**, a ~~Delaware corporation~~ LLC, party of the first part, and **Ronquel C Ferguson**, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Beginning at a Point in the Southerly margin of Ezell Road South now known as Vantrease Drive at the common corner of lots Nos. 30 and 31, Being 400 feet east of the easterly margin of Ezell Road West where it intersects Ezell Road South; thence southerly with the line between said Lots, 342.6 feet to a point; thence south 88 degrees 40 minutes east 100 feet common corner ot Lots Nos. 34 and 35; thence northerly with the line between said lots 340.4 feet to the southerly margin of Ezell Road South, thence with the margin of the same, north 86 degrees 02 minutes west 100 feet to the point of beginning.

Being all or part of the same property conveyed to GRP Loan, LLC by virtue of Successor Trustee's Deed dated December 27, 2007 and recorded at Instrument No. 20080319-0027735 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Elizabeth W. Dodge by deed dated July 27, 2006 of record at Instrument No. 20060731-0092643 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Drainage easement of record at Book 5261, Page 795 in Davidson County Register's Office.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2008 Davidson County taxes a lien not yet due and payable.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

GRP Loan, LLC

By _____
Kristin Tess, Secretary

20518

STATE OF NEW YORK
COUNTY OF WESTCHESTER

On this 9th day of April, 2008 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Kristin Tass, Secretary, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Secretary of the within named bargainor, **GRP Loan, LLC**, and that he/she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Secretary.

WITNESS my hand and official seal at office this 9th day of April, 2008.

Notary Public

My Commission Expires: 7-17-2010

VICTORIA TREACY
Notary Public, State of New York
No. 01TR6149890
Qualified in Westchester County
Commission Expires July 17, 20[illegible]

20518

Property Owner & Address : Ronquel C Ferguson
616 Vantrease Road
Madison, TN 37115

Tax Parcel No.: 05103 00026 00

Property Address: 616 Vantrease Rd
Madison, TN 37115

MAIL TAX BILLS TO: Ronquel C. Ferguson
616 Vantrease Road
Madison, TN 37115

Firm File #: 20080305/MW

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $132,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

GRP Loan, LLC

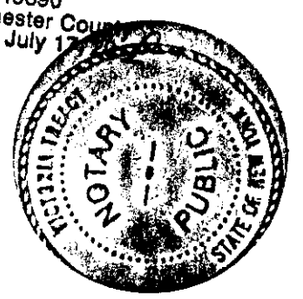
AFFIANT
Kristin Tess, Secretary

SUBSCRIBED AND SWORN TO before me this 9th day of April, 2008

NOTARY PUBLIC

My Commission Expires: 7-17-2010

VICTORIA TREACY
Notary Public, State of New York
No. 01TR6149890
Qualified in Westchester County
Commission Expires July 17, 2010



2518