Return to: John T. Cook, P. C.
21372-3

Box 14-A

Davidson County DEEDWARR
Recvd: 05/19/08 10:21 4 pgs
Fees:23.00 Taxes:225.70

20080519-0050942

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 07-000289

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **M&W Real Estate Solutions, LLC**	(Name) M&W Real Estate Solutions, LLC	Map 070-09, Parcel 012
(Address) ~~2509 East Lane~~ 414 Strathmore Drive	(Address) ~~2509 East Lane~~ 414 Strathmore Drive	
(City) (State) (Zip) ~~Nashville TN 37217~~ Franklin, TN 37064	(City) (State) (Zip) ~~Nashville TN 37217~~ Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DLJ Mortgage Capital, Inc.**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **M&W Real Estate Solutions, LLC,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # 070-09/012

☐ Improved OR

☐ Unimproved property located at: **2509 East Lane, Nashville, TN 37217** in Davidson, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 15th day of May, 2008, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

EXHIBIT "A"

Legal Description

LAND in Davidson County, Tennessee, being part of Lot No. 20 on the Map of Alpine Terrace Subdivision, of record in Book 421, Page 131, Register's Office for said County, described as follows:

BEGINNING at a point 165 feet North, from the North margin of Powell Street, and on the westerly margin of what is known as East Lane, which was originally a 15 foot lane, but now widened to 25 feet, according to a Deed of record in Book 1368, Page 258, said Register's Office; thence, with said beginning point and northerly with the westerly margin of said East Lane, as widened, 116 feet to the southerly margin of Pfeiffer Street; thence, with the southerly margin of the same and westerly 90 feet to a point; thence, southerly and parallel with said East Lane 116 feet to a point; thence, easterly and parallel to the northerly margin of said Powell Street 90 feet to the place of beginning.

BEING the same property conveyed to DLJ Mortgage Capital, Inc., by Trustee's Deed from Toney Brasuell, Co-Trustee, of record in Instrument No. 20071207-0141626, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

DLJ Mortgage Capital, Inc., by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., its attorney in fact.

By: _____
Name: CHERYL E. KRUEGER, DOC. CONTROL OFFICER
Title: _____

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

State of UTAH
County of SALT LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Doc. Control Officer (Title of Person signing) of DLJ Mortgage Capital, Inc., by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp. (Name of Company), as Attorney in Fact for DLJ Mortgage Capital, Inc., the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in SALT LAKE, UT this MAY 15, 2008.

NOTARY PUBLIC
JULEE METTERS
5960 So. Wahlquist Lane
Murray, Utah 84123
My Commission Expires
April 15, 2012
STATE OF UTAH

Julee Metters
Notary Public
My Commission Expires: 4-15-12

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

Affiant

Subscribed and sworn before me this 15th day of May, 2008

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 11-19-08