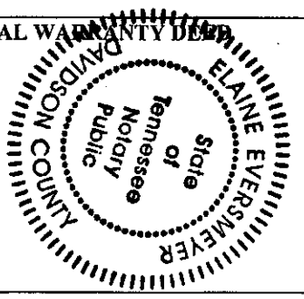
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Argie L. Allen and Charles L. Allen	SAME AS NEW OWNER	081-06-0-A 020.00 CO
(NAME)	(NAME)	
1917 28th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Argie L. Allen and Charles L. Allen, BOTH MARRIED. JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 20, Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Instrument No. 20030516-0067328 corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Terrence L. Johnson by Warranty Deed from Intercept Security Protective Agency, Inc. d/b/a Westport Development Co. dated September 23, 2005 and recorded December 8, 2005 in Instrument Number 20051208-0147672, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Consumer Solutions REO, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated August 16, 2007 and recorded August 23, 2007 in Instrument Number 20070823-0100866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1917 28th Ave N Nashville 37208

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Argie L. Allen and Charles L. Allen, and his/her/their assigns, forever.

Said Consumer Solutions REO, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 05/29/08 12:56 2 pgs
Fees:13.00 Taxes:614.20

20080529-0054700

IN WITNESS WHEREOF, the said Consumer Solutions REO, LLC, has executed this deed this 21st day of April, 2008

Consumer Solutions REO, LLC
406 Real Estate Services, LLC
as Attorney in Fact

By: _____

By

Its: Authorized Signatory

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rebecca Smith, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the authorized Signatory of 406 Real Estate, the Attorney in Fact of said Consumer Solutions REO, LLC., the within named bargainor, and that he/she as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of April, 2008

My Commission expires: 8/12/2009

Notary Public

Notary Public
ERIN RUSSELL
[illegible] S. Main St., Suite 750
Salt Lake City, UT 84101
My Commission Expires
August 12, 2009
State of Utah

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4443