Box 105

Return To:
RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

RT 5070

Davidson County DEEDWARR
Recvd: 06/18/08 10:40 3 pgs
Fees:18.00 Taxes:249.75
20080618-0062662

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this June 5th, 2008, by and between **INDYMAC BANK, F.S.B.**, herein called Grantor, and **BLUE CANYON PROPERTIES, GP**, herein called Grantee(s),

WITNESSETH: That for and In consideration of **SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($67,500.00),** cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee(s) the following described real estate, situated and being in County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** Instrument# 20071126-0136727

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

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

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

INDYMAC BANK, F.S.B.

By: **Tim Beadnell**

Title: **AVP REO**

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of the State and County mentioned, personally appeared **Tim Beadnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Vice President** of **INDYMAC BANK, F.S.B.** the within named bargainor, a corporation, and that as such AVP REO, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **AVP REO**.

NOTARY PUBLIC
My Commission Expires: _____

MELANIE TOWNSEND
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar 27, 2012

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is (**$67,500.00**) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

6-13-08
Date

Witness my hand, at office: ~~7700 West Parmer Lane Bldg D, Austin TX 78729~~ Nashville, TN
this 13th day of June, 2008.

NOTARY PUBLIC
My Commission Expires: 8-23-2011

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Property Address: **312 EDWIN STREET, NASHVILLE, TENNESSEE 37207**
Owner's Name: **BLUE CANYON PROPERTIES, GP**
Owner's Address: ~~**312 EDWIN STREET, NASHVILLE, TENNESSEE 37207**~~ P. O. Box 160591
Nashville, TN 37216
TAX BILLS TO: P. O. Box 160591, Nashville, TN 37216

Mail Tax bill to: Blue Canyon Properties, GP
P. O. Box 160591
Nashville, TN 37216

Parcel No. 071-07-0 224.00

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C. RONALD S. OSIMANI, 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

Escrow File No.: **RT5070**

EXHIBIT "A"

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

The easterly 50 feet of Lot Number 30, Trinity Heights T.W. Crutchers Trustees Subdivision of Lot 3, White Lands, as recorded in Book 332, Page 4, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at a point in the south line of Edwin Street, at the common corner of Lot 31 and Lot 30; thence in a westwardly direction along said south line a distance of 50.00 feet to a point: thence southwardly and parallel to the line dividing Lot 31 from Lot 30 a distance of 166 feet to a point in the south line of an alley; thence eastwardly along said south line of said alley a distance of 50 feet to the southwest corner of Lot 31; thence in a northwardly direction along the line dividing Lot 31 from Lot 30 a distance of 166 (referred to as 165 in Deed of Trust) feet to the point of beginning.

Being the same property conveyed to Pearl Robinson, unmarried, by Warranty deed from Jon Gillis, married, dated November 12, 2003 and recorded November 19, 2003, of record in Instrument Number 20031119-0168655, Register's Office, Davidson County, Tennessee, AND;

Being the same property conveyed to IndyMac Bank F.S.B by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated November 15, 2007 and recorded November 26, 2007, of record in Instrument No. 20071126-0136727, Register's Office for Davidson County, Tennessee.