This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400

RESPONSIBLE TAXPAYER
Parmesh Sharma
1706 St Louis Street
Nashville, TN 37208

PROPERTY OWNER
Parmesh Sharma
1706 St Louis Street
Nashville, TN 37208

8050321
CLT# 81.07-0-176.00

Davidson County DEEDWARR
Recvd: 07/02/08 12:33 3 pgs
Fees:18.00 Taxes:55.50
20080702-0068390

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of June, 2008.

Notary Public
My Commission Expires: 10/5/2010

DAISY O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 25 day of June, 2008, between **Liquidation Properties, Inc.** ("Grantor"), and **Parmesh Sharma,** a single man and resident of Davidson County ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

[SEE EXHIBIT A ATTACHED HERETO]

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
Liquidation Properties, Inc.

By: _____

Its: ~~Michelle Brabeck~~ ATTY IN FACT

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF PINELLAS)

Before me, Kristine Key, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Michelle Brabeck, 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 Atty in Fact of **Liquidation Properties, Inc.** the within-named bargainor, and that he, as such _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such _____.

WITNESS my hand and seal at office on this the 25 day of June, 2008.

NOTARY PUBLIC STATE OF FLORIDA
KRISTINE C KEY
MY COMMISSION # DD568061
EXPIRES: June 26, 2010
(407) 398-0153 Florida Notary Service.com

_____
Notary Public

My Commission Expires: 6-26-2010

County:	DAVIDSON
Property Address:	1706 St. Louis Street Nashville, TN 37208

THAT REAL PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, AND MORE CERTAINLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF GEORGE SHIELDS SECOND ADDITION TO NORTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 146, REGISTERS OFFICE FOR SAID COUNTY. SAID LOT NO. 38 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ST. LOUIS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LIQUIDATION PROPERTIES, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE ON BEHALF OF TANOKA ADAMS AND MONIQUE ADAMS, DATED 12/13/2007 AND RECORDED 1/2/2008 IN INSTRUMENT NO. 20080102-0000162, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO SEE POWER OF ATTORNEY RECORDED ON 12/31/2007 IN INSTRUMENT # 200712310148801 IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY.