Davidson County DEEDWARR
Recvd: 09/11/08 13:13 3 pgs
Fees:18.00 Taxes:366.30
20080911-0093133

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
NICHOLAS M. BIBBINGS 484 RURAL HILL ROAD NASHVILLE, TN 37217	NICHOLAS M. BIBBINGS 484 RURAL HILL ROAD NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Nine Thousand And 00/100 Dollars ($99,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELLINGTON CREDIT FUND 1 (USA), INC. (herein, "Grantor"), whose address is 2 Corporate Drive, Suite 800, Shelton, Connecticut 06484, hereby sells, transfers and conveys to NICHOLAS M. BIBBINGS, a married man (herein, "Grantee"), whose address is 484 Rural Hill Road, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 12th day of May, 2008

GRANTOR:

Ellington Credit Fund 1 (USA), Inc., by Quantum Servicing Corporation, attorney-in-fact

By: _____
Printed Name: Joe Cunningham
Title: VP - Loan Resolution

PIN NO: 150-01-0-037.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joe Urquhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the VP of Pifnnlt of Ellington Credit Fund 1 (USA), Inc., by Quantum Servicing Corporation, attorney-in-fact, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2008

[Affix Notary Seal]

Linda Ugarte
SIGNATURE OF NOTARY PUBLIC
My commission expires: LINDA UGARTE
Notary Public, State of Connecticut
My Commission Expires 06/30/2009

LINDA UGARTE NOTARY PUBLIC CONNECTICUT

OATH OF CONSIDERATION

STATE OF PA
COUNTY OF Washington

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

~~GRANTEE~~ Affiant

Affiant
~~Grantee~~ signature

~~Nicholas M. Bibbings~~ Cara Sue Faucher

Subscribed and sworn to under oath before me, this 22nd day of May, 2008

[Affix Notary Seal]

Janet M. Bell
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/23/2008

JANET M. BELL COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janet M. Bell, Notary Public
Cecil Twp., Washington County
My Commission Expires Oct. 23, 2008
Member, Pennsylvania Association Of Notaries

EXHIBIT A

[Legal Description]

The property described as being in Davidson County, Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 169 on the plan of Section One, Edge-o-Lake Estates, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee. Said Lot No. 169 fronts 88 feet on the southeasterly margin of Rural Hill Road and extends back 174.93 feet on the northeasterly line and 172.75 feet on the southeasterly line to a dead line in the rear, measuring 72.63 feet thereon.

Tax ID: 150-01-0-037-00

Being all and the same lands and premises conveyed to Ellington Credit Fund 1 (USA) by deed from Ellington Loan Mortgage Corp. 2, dated 04/23/2008 and recorded 5-12-08, in Document No. 20080512-0048642 in the Recorder's Office for DAVIDSON County.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book _____ at Page _____ on 5-12-08.
Instrument # 20080512-0048642

PIN NO: 150-01-0-037.00

STREET ADDRESS:

484 Rural Hill Road, Nashville, TN 37217