Davidson County DEEDWARR
Recvd: 10/06/08 13:19 5 pgs
Fees:28.00 Taxes:344.10

20081006-0101356

Return To: Real Estate Loan Services
Attn: Post Closing
7151 Lee Hwy, Suite 200
Chattanooga, TN 37421

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
581131 326358496
Sarah Fiegenbaum

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		135-16-0-040.00
Bancroft O'Quinn	Same	
1405 Baddour Pkwy. Suite 106		
Lebanon, TN 37087		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sutton Funding, LLC a Limited Liability Company organized and exisiting under the laws of the State of Delaware have this day bargained and sold, and do hereby transfer and convey unto the said _____ Bancroft O'Quinn _____ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00

Affiant _____

Subscribed and sworn to before me this the 26th day of September, 2008

Notary Public _____

My commission expires:

(Affix Seal)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "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 and subsequent years, the payment of which Grantee assumes (at 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; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 2629 Timberland Drive, Nashville, TN 37217
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

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 this 30th day of July, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sutton Funding, LLC

By: _____

Printed Name: Tonya Blechinger

Its: Assist. Secretary

(Corporate Seal)

Acknowledgment

State of _____

)ss.

County of _____

On this day before me, a Notary Public, personally appeared _____, to me personally well-known, who acknowledged that he/she is the _____ of Sutton Funding, LLC, a limited liability company, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such officer.

Witness my hand and seal this _____ day of _____.

_____

Notary Public

My commission expires:

_____

(Seal)

State of California }
County of Sacramento } ss.

On July 30, 2008, before me, J.Gualano, Notary Public, personally appeared Tonya Blechinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

J. GUALANO
COMM. # 1607324
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. SEP 10, 200

Exhibit "A"

Property located in Davidson County, Tennessee, to wit:

Lot Number 572, on the Plan of Section 13, Edge-O-Lake Estates, as shown by plat appearing of record in Plat Book 4175, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sutton Funding, LLC, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee by Ashley M. Jones, Authorized Agent, dated May 9, 2008, recorded May 19, 2008, of record at Instrument No. 20080519-0051104, in the Register's Office for Davidson County, Tennessee.