Davidson County DEEDWARR
Recvd: 12/11/08 09:56 4 pgs
Fees:23.00 Taxes:415.70

20081211-0119332

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-081100178S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Joshua C. Hudson	SEND TAX BILL TO: Joshua C. Hudson	MAP/PARCEL NUMBERS: 12810016700
(Name)	(Name)	
225 Colt Dr.	Same as	
(Address)	(Address)	
Nashville, TN 37221	New owner	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Tribeca Lending Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Joshua C. Hudson, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 225 Colt Drive, Nashville, TN, 37221, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 11/17/08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Tribeca Lending Corporation

By: _____

Name: Joseph Caiazzo

Its: Executive Vice President

State of New Jersey
County of Hudson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph Caiazzo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Exec VP (Title of person signing) of Tribeca Lending (Name of Company), a corp. (NY), the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Exec VP for the purposes therein contained.

Witness my hand and official seal, at office in Hudson Co., NJ, this Nov. 17, 2008

_____
Notary Public
My Commission Expires: _____

GISELLE PATRICIA OLIVERA
Notary Public
My comm. expires 8/10/11
State of New Jersey

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 112,350.00

_____
Affiant

Subscribed and sworn to before me this 12/5/08

_____
Notary Public
My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RE: 225 Coll Drive, Nashville, TN 37221

EXHIBIT "A"

Situated in the County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee for which plat reference is made for a more particular description.

Being the same property conveyed to Tribeca Lending Corp. by Quit Claim Deed from Franklin Credit Management Corporation as recorded in Instrument #200808060080989 in the Register's Office for said county.

RE: 225 Colt Drive, Nashville, TN 37221

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(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 te 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.

RE. 225 Colt Drive, Nashville, TN 37221