51-1447

This instrument was prepared by Regions Mortgage, 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to Island Source II LLC, 601 Carlson Parkway, Suite 200, Minnetonka, Minnesota 55305

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 155,182.50 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of December, 2008.

Notary Public

JOSEPH MASSARO
Notary Public, State Of New York
No. 01MA6072031
Qualified In Suffolk County
Commission Expires March 25, 20 10

My Commission Expires:

SPECIAL WARRANTY DEED

For and in consideration of the sum of one hundred fifty five thousand one hundred eight two 50/100 (155,182.50) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged, REGIONS BANK, D/B/A REGIONS MORTGAGE, SUCCESSOR BY MERGER TO AMSOUTH BANK AND SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A. Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, ISLAND SOURCE II, LLC, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

This conveyance is made expressly subject to all current and past due taxes and assessments, and subject to all prior reservations, restrictions, conditions and easements of record, and subject to any roadways or rights-of-way extending into, through, or under said property.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor,

Davidson County DEEDWARR
Recvd: 01/27/09 11:09 3 pgs
Fees:18.00 Taxes:574.18
20090127-0007026

but on its own judgment.

In Witness Whereof, Regions Bank has caused this instrument to be executed by its Vice President on this 19th day of December, 2008.

Regions Bank

By: Joe Terrill
Its: Vice President

STATE OF MISSISSIPPI)

COUNTY OF LAMAR)

Personally appeared before me, a Notary Public in and for said County and State, on this 19th day of December, 2008, within my jurisdiction, the within named Joe Terrill, with whom I am personally acquainted and who upon oath acknowledged himself to be Vice President, of Regions Bank, and that for and on behalf of said corporation and as its act and deed in its said representative capacity he executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

Notary Public
My Commission Expires: My Commission Expires May 20, 2011

Grantor's Address:
Regions Bank
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address:
Island Source II, LLc
601 Carlson Parkway, Ste 200
Minnetonka, MN 55305

EXHIBIT "A"

51-00001181

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows;

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Leo Curtis Greer, Jr. Property of record in Plat Book 7900, page 320 Register's Office for Davidson County, Tennessee, more particularly described as follows to wit:

BEGINNING at an iron pin on the northerly margin of Lickton Pike, a corner to the property conveyed to Dawn Guthrie Brooks of record in Deed Book 8137, page 499, Register's Office for Davidson County, Tennessee;

THENCE with said margin of said pike, south 73 degrees 44 minutes 31 seconds west, 50.49 feet to an iron pin, a corner to Tract 4 on said Plan;

THENCE leaving Lickton Pike, with the line of Tract 4, north 24 degrees 17 minutes 07 seconds west, 719.64 feet to an iron pine;

THENCE north 67 degrees 50 minutes 24 seconds east, 153.52 feet to an iron pin;

THENCE north 22 degrees 14 minutes 25 seconds west, 707.57 feet to an iron pin;

THENCE north 86 degrees 22 minutes 18 seconds east, 202.62 feet to an iron pin;

THENCE south 31 degrees 21 minutes 20 seconds east, 692.31 feet to an iron pin;

THENCE south 64 degrees 13 minutes 58 seconds west, 155.11 feet to an iron pin;

THENCE south 67 degrees 50 minutes 24 seconds west, 248.59 feet to an iron pin;

THENCE south 24 degrees 17 minutes 07 seconds east, 674.80 feet to the point of Beginning.

PARCEL ID #: 012-00-0-180.00

TITLE VESTED (GRANTEE): REGIONS BANK
ADDRESS: 6460 LICKTON PIKE
GOODLETTSVILLE,TN 37072
PREVIOUS OWNER (GRANTOR): SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE
DATED: 03/16/2007 RECORDED: 09/26/2007
DBV & PAGE: 20070926-0115001 CONSIDERATION:

TITLE VESTED (GRANTEE): PRIOR DEED (FOR INFORMATION ONLY)
JOHN H. HEIDLEBERG (FORECLOSED OWNER)
ADDRESS: 6460 LICKTON PIKE
GOODLETTSVILLE,TN 37072
PREVIOUS OWNER (GRANTOR): JILL A. SWENSON
DATED: RECORDED: 07/28/2003
DBV & PAGE: 20030728-0104855 CONSIDERATION: