Davidson County DEEDWARR
Recvd: 02/25/09 10:46 2 pgs
Fees:13.00 Taxes:251.60

20090225-0016518

RT8635

RETURN TO
THIS INSTRUMENT PREPARED BY:

Resource Title Agency

3931-B Gallatin Pike

Nashville, TN 37216

Address New Owner(s)
Ten Talents Properties, LLC &
Meadows Properties, LLC
1824 TAMMONY Dr
NASHville, TN 37206
Send Tax Bills To:
TEN TALENTS PROPERTIES LLC + MEADOWS PROPERTIES LLC
1824 TAMMONY Dr
NASHville TN 37206

Map & Parcel Nos.:
083-03-0 226.00 /

WARRANTY DEED

THIS INDENTURE, made and entered into this 18TH **day of** FEBRUARY, **2009**, by and between **Ten Talents Properties, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of TENNESSEE, party of the first part, and **Ten Talents Properties, LLC and Meadows Properties, LLC, a 50% undivided interest each**, party of the second part,

WITNESSETH: That for and in consideration of **SIXTY EIGHT THOUSAND AND 00/100 DOLLARS ($68,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Powell Subdivision, Section II, of record in Plat Book 5800, Page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA6 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated October 23, 2008 and recorded October 29, 2008 in Instrument Number 20081029-0108114, Register's Office for Davidson County, Tennessee.

Being further conveyed to Ten Talents Properties, LLC by special warranty deed from Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA6, dated February 5, 2009 and being recorded simultaneously herewith in Instrument No. 20090225 0016517, **said Register's Office.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Ten Talents Properties, LLC

By
CHRIS CHOATE

:

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Chris Choate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the Authorized Signatory of Ten Talents Properties, LLC the within named bargainor, and that he/she as such Authorized Signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company as such authorized agent.

WITNESS my hand and Official Seal at office this 13th **day of** February, **2009**.

My commission expires: July 25, 2009

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$68,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie S. Marnell
Affiant

Subscribed and sworn to before me, this 13th **day of** February, **2009.**

Karen Winkler
notary public

My commission expires: 9-3-2012

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property address:
1121 Campbell Street
Nashville, TN 37206

RT8635