BILL GARRETT, Davidson County
Trans:T20090019308 DEEDWARR
Recvd: 03/24/09 10:21 4 pgs
Fees:23.00 Taxes:178.53
20090324-0026367

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-090300040A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts, married	SEND TAX BILL TO: Leland D. Watts, married NEW OWNER	MAP/PARCEL NUMBERS: 08107057600
(Name) 2819 Gallatin Road	(Name)	
(Address) Nashville, TN. 37216	(Address)	
(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, Blake Street Real Estate Investors III LP, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Leland D. Watts, married, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1023 Looby Cr, Nashville, TN, 37208, 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.

EXHIBIT "A"

Land in Davidson County, Tennessee Being Lot: #14 as Shown on the plan of Looby Heights of Record in Plat Book 7900, Page 230, as corrected in Book 8289, Page 696, Register's Office of Davidson County, Tennessee to which reference is here made for a more complete description.

This conveyance is subject to all restrictions, easements, setback lines, and encubrances of record in the register's office for the aforesaid County.

Being the same property conveyed to Wells Fargo Bank, N.A. as Trustee for National City Mortgage Loan Trust 2005-1, Mortgage-Backed Certificates, Series 2005-1 By Substitute Trustee's Deed as recorded in Instrument No 200802110013423, and being further conveyed by Wells Fargo Bank NA as Trustee for National City Mortgage Loan Trust 2005-1 Mortgage Backed Certificates Series 2005-1 to Blake Street Real Estate Investors III LP by Special Warranty Deed dated December 31, 2008, recorded March 13, 2009 as Instrument No 20090313-0022746, in the Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument 20090324-0021016 , said Register's Office.

RE: 1023 Looby Cr, Nashville, TN 37208

(Continuation of Special Warranty Deed)

Witness our hand as of the 16th day of March '09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Blake Street Real Estate Investors III LP by PMH Financial LLC as Attorney in Fact

By: _____

Name: Kelly Stagney

Its: Portfolio Mgr

State of Colorado
County of Denver

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Kelly Stagney who acknowledged to me that she/he is Portfolio Manager (Title of person signing) of PMH Financial (Name of Company), the attorney-in-fact for Blake Street Real Estate Investors III LP, and that in its capacity as attorney-in-fact for Blake Street Real Estate Investors III LP she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Blake Street Real Estate Investors III LP and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 16th day of March, 2009.

JENNIFER TEMPLE
NOTARY PUBLIC
STATE OF COLORADO

_____
Notary Public
My Commission Expires: 4/29/2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 48,250.00.

_____
Affiant

Subscribed and sworn to before me this March 20, 2009.

_____
Notary Public
My Commission Expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RE: 1023 Looby Cr, Nashville, TN 3720

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: 1023 Looby Cr, Nashville, TN 37208