Box 10-B

BILL GARRETT, Davidson County
Trans:T20090021153 DEEDWARR
Recvd: 03/31/09 15:11 2 pgs
Fees:13.00 Taxes:155.40
20090331-0028965

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of MARCH, 2009 by and between **TRIBECA LENDING CORPORATION**, hereinafter called Grantor, and **Hung Chen** and **Meilien Chen**, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 80 in the Resubdivision of Blocks 23 and 34 and parts of No. 26 and 27 of the Cumberland Nurseries a plan of which resubdivsion is of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20081009-0102588, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 19th day of March, 2009.

Tribeca Lending Corporation

BY: _____
WILLAM F. SULLIVAN

TITLE: President

STATE OF New Jersey

COUNTY OF Hudson

Before me, the undersigned Notary Public in and for said County and State, personally appeared William Sullivan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the President, of TRIBECA LENDING CORPORATION, the within named bargainor, a Corporation, and that as such President, executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and Official Seal at office this 19 day of March, 2009.

_____
Notary Public

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

My Commission Expires:

****

Property Address: 212 Joyner Avenue, Nashville, TN 37210
Parcel #119-05-0-298.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Hung Chen and Meilien Chen
6108 Stillmeadow Drive
Nashville, TN 37211

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $42,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2009.

_____
Notary Public
My Commission Expires: August 23, 2011

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

2061-078428-LC