**Return to: Box 10-B
Cohen & Cohen

KW

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 2009

Notary Public

MY COMMISSION EXPIRES: August 23, 2011
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rare Earth Properties	Rare Earth Properties	083-13-0 142.00 /
(NAME) ~~1226 Lillian Street~~	P. O. Box 291985 (NAME)	
P. O. Box 291985 (ADDRESS)	(ADDRESS) Nashville, TN 37229-1985	
~~Nashville — TN — 37206~~ Nashville, TN 37229-1985 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rare Earth Properties,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 120 and the westerly 9 feet ot Lot 119 on the Map of East Edgefield Plan of Lots as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 59 feet on the South of Lillian Street and run back parallel lines 170 feet to the northerly line of an alley.

Being the same property conveyed to Terrie Gooch, unmarried, by Warranty Deed from Equity Mortgage, Inc. dated February 20, 2003 and recorded February 26, 2003 in Instrument Number 20030226-0025373, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2 by Substitute Trustee's Deed from Mantenn, LLC, in its capacity as Substitute Trustee, dated December 5, 2008 and recorded December 10, 2008 in Instrument Number 20081210-0119031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 1226 Lillian Street Nashville 37206
improved
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Rare Earth Properties, and his/her/their assigns, forever.

Said The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans: T20090034889 DEEDWARR
Recvd: 05/27/09 15:33 2 pgs
Fees: 13.00 Taxes: 88.80
20090527-0048685

IN WITNESS WHEREOF, the said The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2, has executed this deed this 15th day of May, 2009

The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2 by Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., Attorney in Fact

by
CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the CHERYL E. KRUEGER, DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., fka Fairbanks Capital Corp., the Attorney in Fact of said The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2, the within named bargainor, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of May, 2009

WENDY EVERTSEN
NOTARY PUBLIC - STATE OF UTAH
7050 S UNION PARK AVE SUITE 110
MIDVALE, UT 84047
COMM. EXP. 01-12-2011

My Commission expires

Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9089