Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090061917 DEEDWARR
Recvd: 09/09/09 14:38 2 pgs
Fees:13.00 Taxes:758.50
20090909-0084600

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of Sept, 2009 by and between **FCDB PL REO, LLC** party of the first part, and Shaffer Home Services, LLC, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of Davidson, Tennessee:

Lot 54, Map of Sutton Hill Section of Marengo Park as shown on plat of record in Book 974, Page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20090421-0035922, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part 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, except for subdivision restrictions, building lines, easements and other matters of record, including Plat Book 974, Page 67, in the Register's Office of Davidson County, Tennessee; and year 2009 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

FCDB PL REO, LLC

By:_____
Printed Name: Marc K Furstein
Title: COO

STATE OF NY
COUNTY OF NY

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Marc K Furstein, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the COO of **FCDB PL REO, LLC,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **FCDB PL REO, LLC.**

WITNESS my hand, at office, this 25 day of Aug, 2009.

_____
Notary Public

Commission Expiration:_____

THOMAS SANTORA NOTARY PUBLIC STATE OF NEW YORK

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
2126178

PROPERTY ADDRESS:
911 Sutton Hill
Nashville, TN 37204

PARCEL ID NUMBER: 11810003400

PROPERTY OWNER AND ADDRESS:
Shaffer Home Services, LLC
1125 Glenwood Avenue
Nashville, TN 37204

MAIL TAX BILLS TO:
Shaffer Home Services, LLC
1125 Glenwood Avenue
Nashville, TN 37204

State of Tennessee
County of Davidson

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 $205,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 4th day of September, 2009.

_____
Notary Public

Commission expiration: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.FCDB.Sutton Hill.davidson.wpd