Prepared By & Return to: Jon Freeman
Stonecrest Income and Opportunity Fund I, LLC
4300 Stevens Creek Blvd. #275
San Jose, CA 95129

Without Survey
Without Title Examination
Without Serving as Closing Attorney

Name and Address of Other: Grantor
American General Finance Services
600 Royal, Evansville, IN 47715

Entity Responsible for payment of real property taxes
SIOF I
4300 Stevens Creek Blvd #275, San Jose, CA 95129

BILL GARRETT, Davidson County
Trans:T20090065014 DEEDWARR
Recvd: 09/23/09 14:02 3 pgs
Fees:18.00 Taxes:40.79
20090923-0088584

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of this property transferred if $11,025.

Jill Brown
Affiant

State of Indiana
County of Vanderburgh

On July 16, 2009 , before me, Beverly J. Kuhr, personally appeared Jill R. Brown who proved to me on this basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beverly J. Kuhr (notary seal)
Signature of Notary Public

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

Parcel #

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

THAT **American General Financial Services**, for and in consideration of Eleven Thousand Twenty Five and No/100 ($11,025), to it in hand paid by the party or parties identified below as Grantee hereunder, by these presents does grant , sell, and convey with SPECIAL WARRANT COVENANTS unto **Stonecrest Income and Opportunity Fund I, LLC,** whose mailing address is 4300 Stevens Creek Blvd #275, San Jose, CA 95129, all that certain real property situated in City of Nashville, County of Davidson, State of Tennessee, and more particularly described:

See Exhibit A

Property Address: **1815 16th Ave N Nashville, TN 37208**

Prior Recording Info: Being the same property conveyed to American General Financial Srvs. by Instrument # 20080226001888 1 RODC

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, their heirs or successors and assigns forever. Grantor covenants with Grantee, their heirs, assigns and successors, that the granted premises are free from all encumbrance made by the Grantor excepting, current taxes, and other assessments, reservations in patents, and all easement, rights-of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and he does warrant and will defend the same to the Grantee and his heirs or successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed this July 16, 2009, in its name by its representative thereunto authorized.

American General Financial Services

Thomas J. Crance
Asst Vice President

State of Indiana

County of Vanderburgh

On July 16, 2009, before me, Beverly J. Kuhr, Notary Public, personally appeared Thomas J. Crance who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beverly J. Kuhr (notary seal)
Signature of Notary Public

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

The following described real estate located in Nashville, County of Davidson, State of Tennessee, to wit:

BEING the southerly 33 feet of Lot No. 29 on the Map of W.H. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for said County.

SAID part of Lot 29 fronts 33 feet on the westerly side of 16th Avenue North, formerly Butler Street, and runs back between parallel lines 145.6 feet to an alley.

BEING the same property conveyed to Belinda A. Patterson, by Quitclaim Deed from Vernon R. Ranson and wife, Virginia L. Ranson, dated May 12, 1999, recorded May 27, 1999, of record in Book 11497, page 968, Register's Office for Davidson County, Tennessee.

This property is also known as 1815 16th Avenue North, Nashville, Tennessee 37208.

Map + Parcel # 081070222.00

Map: 081 07[illegible].00
Parcel #

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED