BILL GARRETT, Davidson County
Trans:T20090077423 DEEDWARR
Recvd: 11/13/09 11:20 2 pgs
Fees:13.00 Taxes:51.71
20091113-0104771

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

Entity Responsible for payment of real property taxes
Vaughn Street, LLC 9700 SW Capital Hwy #100, Portland, OR 97219

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of this property transferred if $13975.

Affiant

State of California
County of Santa Clara

On October 14, 2009, before me, Shanna Christenberry, personally appeared Christine Vuong, 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 California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature of Notary Public (notary seal)

SHANNA CHRISTENBERRY
Commission # 1798579
Notary Public - California
Santa Clara County
My Comm. Expires Nov 19, 2012

Parcel # 81070222

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

THAT **STONCREST INCOME AND OPPORTUNITY FUND I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, address is 4300 Stevens Creek Blvd. #275, San Jose, CA 95129, for and in consideration of Thirteen Thousand Nine Hundred Seventy five Dollars and No/100 ($13975), 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 **Vaughn Street LLC**, whose mailing address is 9700 SW Capitol Hwy #100, Portland, OR 97219, all that certain real property situated in City of Nashville, County of Davidson, State of Tennessee, and more particularly described:

Legal - the following described real estate located in Nashville, County of Davidson, State of Tennessee, to wit: BEING te southerly 33 feet of Lot No. 29 on Map of W.H. Butler's Subdivision, as of record in Book 57 Page 98, Register's Office for said County. SAID part of Lor 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, 199, of record in Book 11497, page 964, Register's Office for Davidson County, Tennessee

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

Prior Recording Info: 9/23/2009 #20090923-0088584

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 October 14, 2009, in its name by its representative thereunto authorized.

STONCREST INCOME AND OPPORTUNITY FUND I, LLC

Jon Freeman, its Managing Member

State of California

County of Santa Clara

On October 14, 2009, before me, Shanna Christenberry, Notary Public, personally appeared Jon Freeman, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (notary seal)

SHANNA CHRISTENBERRY
Commission # 1798579
Notary Public - California
Santa Clara County
My Comm. Expires May 19, 2012