TN Deed-Warranty (Special) 1

BILL GARRETT, Davidson County
Trans:T20090081414 DEEDWARR
Recvd: 12/02/09 13:25 2 pgs
Fees:13.00 Taxes:120.25
20091202-0110297

This Instrument Prepared By:
Res Distressed Asset Fund
1940 Park Ave.
Miami Beach, FL 33139

Send Tax Bills To: New Owner
Louisa J. H. Clary
PO Box 2431
Hendersonville, TN 37077

Parcel ID No: 072-09-0-345.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand and Five Hundred Dollars ($32,500.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **RES Distressed Asset Fund IX, LLC** (herein referred to as "Grantor") whose mailing address is 1940 Park Ave. Miami Beach, FL 33139 has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Louisa J. H. Clary** (herein referred to as "Grantee"), whose mailing address is PO Box 2431, Hendersonville, TN 37077, heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING LOT NO. 88 AND THE WEST ½ OF LOT NO. 87 ON THE PLAN OF SPRINGDALE SUBDIVISION AS OF RECORD IN PLAT BOOK 974, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF WEST CAHAL AVENUE AND RUNBACK BETWEEN PARALLEL LINES 157.5 FEET TO A DEAN LINE. BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR POOLING AND SERVICING AGREEMENT OPTION ONE MORTGAGE LOAN TRUST 2003-4 ASSET-BACKED CERTIFICATES, SERIES 2003-4 AS RECORDED ON THE 17TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080917-0094947 AND WARRANTY DEED FROM PATRICIA A. PRESTON (NOW KNOWN AS PATRICIA ANN PETTY) TO RONNIE L. MCCANDLESS AS RECORDED ON THE 2ND DAY OF AUGUST, 1993 IN BOOK 9031, PAGE 550, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEINGTHE SAME PROPERTY CONVEYED TO RES DISTRESSED ASSET FUND IX, LLC FROM WELLS FARGO BANK, N.A., AS TRUSTEE FOR POOLING AND SERVICING AGREEMENT OPTION ONE MORTGAGE LOAN TRUST 2003-4 ASSET-BACKED CERTIFICATES, SERIES 2003-4 BY QUITCLAIM DEED AS RECORDED IN INSTRUMENT NO. * _____ IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. * 20091202-0110296

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, Louisa J. H. Clary heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that RES Distressed Asset Fund IX, LLC is/are lawfully seized and possessed of said property, that RES Distressed Asset Fund IX, LLC has/have a good and lawful right to sell and convey the same, and that RES Distressed Asset Fund IX, LLC is/are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds its self, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 30 day of November, 2009.

GRANTOR: _____
By: Dov Shimanowitz
Title: Authorized Signatory

STATE OF NJ)
COUNTY OF Ocean)

The actual consideration for this transfer is $32,500.00

_____
AFFIANT

Subscribed and sworn to before me, this 30 day of November, 2009.

_____
NOTARY PUBLIC

Freida Richter
Notary Public
State of New Jersey
My Commission Expires Sept. 11, 2014

My Commission Expires:
_____

STATE OF NEW JERSEY)
COUNTY OF Ocean)

Personally appeared before me, Freida Richter, a Notary Public for the state and county aforesaid, Dov Shimanowitz, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized signatory of RES Distressed Asset Fund IX, LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30 day of November, 2009.

_____
NOTARY PUBLIC

Freida Richter
Notary Public
State of New Jersey
My Commission Expires Sept. 11, 2014

My Commission Expires:
_____