RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100002244 DEEDWARRSP
Recvd: 01/12/10 11:08 2 pgs
Fees:13.00 Taxes:958.30

20100112-0002857

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of January 2010 by and between **50 By 50 REO LLC** party of the first part, and Eleanor Glover, an unmarried person _____, 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:

Land in Davidson County, Tennessee, being the Northerly 70 feet of Lot Number 19, Block A, Cherokee Park, as of record in Book 547, Page 170, Register's Office for Davidson County, Tennessee. Said part of said lot is described as follows in accordance with a mortgage loan inspection by Campbell, McRae and Associates dated 9-16-99; Said part of said lot fronts 70 feet on the West boundary of Mayfair Road and extends back 158 feet, more or less, on the South line and 160 feet, more or less on the North line to a dead line in the rear measuring 70 feet thereon. Being the same property conveyed to John E. Wheatley by Warranty Deed from C. Aaron Patton which deed is being recorded simultaneously herewith.

This being the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument No. 20100112-0002856, 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 in Plat Book 547, Pages 169 & 170; Subject to parties in possession, in the Register's Office of Davidson County, Tennessee; year 2010 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.

50 By 50 REO LLC
A Delaware Limited Liability Company
By: Green River Capital LC, its Attorney in Fact

By: _____
Printed Name: ~~DEWAYNE CHIN~~
Title: ~~AUTHORIZED SIGNATORY~~

STATE OF NY
COUNTY OF NY

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared DeWayne Chin, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the ~~Authorized Signor~~ ~~of Green River Capital LC~~, ~~which caused this instrument to be executed on behalf of~~ **50 By 50 REO LLC**, the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **50 By 50 REO LLC.**

WITNESS my hand, at office, this 18 day of Nov, 2009.

_____
Notary Public

Commission Expiration: _____

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
FF17450

PROPERTY ADDRESS:
111 Mayfair Road
Nashville, TN 37205

PARCEL ID NUMBER: 10312025000

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Farmington Financial Group, LLC
1912 - 21st Avenue South
Nashville, TN 37212

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 ~~$265,000.00~~ 259,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale. EHG

Affiant

Subscribed and sworn before me this 11th day of January, 2009.

_____
Notary Public

Commission expiration: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\Green River Docs\SWD.50 by 50 REO.Mayfair.Davidson.wpd