PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

BILL GARRETT, Davidson County
Trans:T20100008606 DEEDWARRSP
Recvd: 02/11/10 13:00 4 pgs
Fees:23.00 Taxes:222.00
20100211-0010833

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

TEN TALENTS PROPERTIES LLC
2312 DALEBROOK COURT
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

TEN TALENTS PROPERTIES LLC
~~2312 DALEBROOK COURT~~ 1824 Tammany Dr.
~~NASHVILLE, TN 37206~~ Nashville, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF Sixty Thousand and 00/100 Dollars ($60,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC (herein, "Grantor"), whose address is 333 Technology Drive, Suite 112, Canonsburg, PA 15317, hereby sells, transfers and conveys to TEN TALENTS PROPERTIES LLC (herein, "Grantee"), whose address is ~~2312 Dalebrook Court, Nashville, TN 37206~~, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

1824 Tammany Dr. ~~SEE EXHIBIT A ATTACHED HERETO.~~
Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 1st day of February, 2010.

PIN NO: 08307034500

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION BY ITS ATTORNEY IN FACT SINGLESOURCE PROPERTY SOLUTIONS, LLC

By: Stephany Sabatos
Printed Name: Stephanie Sabatos
Title: closer
SINGLE SOURCE PROPERTY SOLUTIONS, LLC

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephanie Sabatos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the closer of SINGLESOURCE PROPERTY SOLUTIONS, LLC AS ATTORNEY IN FACT FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2010.

[Affix Notary Seal]

Rachel Demase
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Robertson

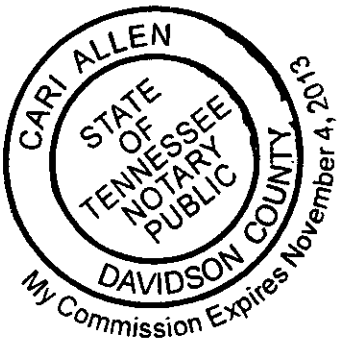
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

GRANTEE

Grantee signature _____
Ten Talents Properties LLC
Printed name: Chris Choate
Title: Member

Subscribed and sworn to under oath before me, this 5 day of February, 2010.

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-4-13

EXHIBIT A

[Legal Description]

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 26, on the Plan of Eastland Oaks, Section 2 of record in Plat Book 4860, Page 9, Register's Office for said county to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Silverman by Warranty Deed from James Lee Rollins, unmarried of record in Instrument Number 20040226-0022131, said Register's Office for Davidson County, Tennessee. Daniel Silverman and Dan Aaron Silverman are on and the same person.

Commonly known as : 2312 Dalebrook Court, Nashville, Tennessee 37206

Tax parcel No: 08307034500

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20090914-0085403 on September 14, 2009.

PIN NO: 08307034500

STREET ADDRESS:

2312 Dalebrook Court, Nashville, TN 37206

This instrument was executed by SingleSource Property Solutions, LLC on behalf of First Horizon Home Loans, A Division of First Tennessee Bank, NA pursuant to Power of Attorney of record in Inst. NO. 20100211-0010832, Register's Office of Davidson COunty, Tennessee.