Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4129-028
217875

BILL GARRETT, Davidson County
Trans:T20100012327 DEEDWARRSP
Recvd: 03/02/10 14:04 4 pgs
Fees:23.00 Taxes:61.05
20100302-0015975

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of January, 2010, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Grantor, by its duly authorized attorney in fact, Single Source Property Solutions, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Ten Talents Properties, LLC, Grantee, the following land in Davidson County, Tennessee:

Exhibit "A" attached hereto and made a part hereof

Commonly known as: 501 Weakley Avenue, Nashville, TN

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

First Horizon Home Loans, a division of First Tennessee Bank National Association, by its duly authorized attorney in fact, SingleSource Property Solutions, LLC

POA recorded as Instrument No. 20100302-0015974

BY: Stephanie Sabatos

ITS: Closer

Acknowledgment

State of Pennsylvania
)ss.
County of Washington

On this day before me, a Notary Public, personally appeared Stephanie Sabatos, **to me personally well-known, who acknowledged that he/she is the** closer, **of SingleSource Property Solutions, LLC, duly authorized attorney in fact for First Horizon Home Loans, a division of First Tennessee Bank National Association, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 29th **day of January, 2010.**

Rachel Demase
Notary Public

My commission expires:

5/25/2011
(Seal)

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

State of TN
)ss.
County of WILLIAMSON

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, $ 165000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Grantee or Agent of Grantee

Subscribed and sworn to before me this 1st **day of** March **,** 2010 **.**

Notary Public

My commission expires:

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Ten Talents Properties, LLC
1324 Tammany Dr
Nashville TN 37216

Map and Parcel: 071-10-0-041.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

LEGAL DESCRIPTION-EXHIBIT "A"

Land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee being Lot 106, J.B. Haynie's Cumberland Heights of record in Book 57, Page 170, Register's Office for said County, less and except that portion of said Lot 106 contained within the apparent 50 foot wide right of way for Weakley Avenue and the adjacent possibly abandoned 50 foot right of way of Lula Avenue described according to Boundary Survey dated 1/27/05 by Campbell McRae and Associates Surveying, Inc. (John Hood TN R.L.S. # 1838) as follows:

Beginning at an iron rod (new) on the apparent northerly margin of Weakley Avenue said rod located N 52 degrees 49 minutes 16 seconds E 93.94 feet from an iron rod (old) on the northerly margin of said Weakley Avenue at the Southwest corner of Lot 2, Weakley and Dobbs Subdivision of Lot No. 17, Plan of Brooklyn (Book 57, Page 106, R.O.D.C., TN) and being in the easterly line of the Combs Industrial Services, Inc. land (Instrument # 20001222-0125718 R.O.D.C., TN); thence leaving said margin with said Combs N 44 degrees 34 minutes 18 seconds W (Crossing and old fence and the original Southeast corner of Lot 1 of said Weakley and Dobbs Subdivision at 25.77 feet) for a total distance of 135.95 feet to an iron rod (new) at the intersection of the platted, projected northerly margin of Lula Avenue (50 foot wide Right of way, possibly abandoned) and the Westerly margin of Huron Avenue (25 foot Wide Right of way) and being located S 44 degrees 34 minutes 18 seconds E 42.93 feet from an iron rod (old) at the Northeast corner of said Lot 1, Weakley and Dobbs Subdivision: thence with the northerly margin of said Lula Avenue S 79 degrees 50 minutes 09 seconds E, crossing the easterly margin of said Huron Avenue and the southwest corner of the Zandra Petway Land (Book 9563, Page 932 R.O.D.C., TN) being Lot 107, J.B. Haynies's Cumberland Heights recorded in Book 57, Page 170 R.O.D.C., TN, for a total a distance of 162.00 feet to an iron rod (new) at the Northwest corner of the L.M. Bowden land (Book 8064, Page 521 R.O.D.C., TN); thence with said Bowden S 03 degrees 00 minutes 55 seconds E 41.42 feet to an iron rod (new) on the northerly margin of said Weakley Avenue; thence with said northerly margin with a curve to the left that has a radius of 740.76 feet and a chord that bears S 67 degrees 54 minutes 06 seconds W a distance of 71.48 feet for an arc length of 71.51 feet to the point beginning.

Also conveyed is all right, title and interest to any portion of Lot 106, J.B. Haynies Cumberland Heights not claimed by the Metropolitan Government of Nashville and Davidson County and any abandoned right of ways and parcels to which the grantor herein may be entitled.

Being part of the same property conveyed to Dale H. Miller and wife, Susan R. Miller by Warranty Deed from Leonard E. Gross, Jr., unmarried, dated January 28, 2005, of record in Instrument No. 20050203-0012662. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to First Horizon Home Loans, a division of First Tennessee Bank National Association by Trustee's Deed filed June 8, 2009 as Instrument No. 20090608-0053124.