RETURN TO:

BILL GARRETT, Davidson County
Trans:T20100025327 DEEDWARRSP
Recvd: 04/28/10 11:31 3 pgs
Fees:18.00 Taxes:310.80
20100428-0032216

RESOURCE TITLE AGENCY, INC.
2630 Elm Hill Pike, Suite 350
Nashville, TN 37214

RT10465 m

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12 April, 2010, by and between **IMB REO LLC**, herein called Grantor, and **SPRINGFIELD GREEN HILLS, LLC**, herein called Grantees,

WITNESSETH: That for and In consideration of **EIGHTY FOUR THOUSAND AND 00/100 DOLLARS ($84,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** under Instrument No. 20090831-0078825

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This instrument is executed pursuant to the authority granted in that certain Power of Attorney of record in Book_____, Page _____, or Instrument #_____, in the official records of the aforementioned County.

This instrument was prepared by: **IN REM REO SERVICES, INC. 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

WITNESS the signature of the Grantor the day and year first above written.

IMB REO LLC

By _____ **Terri Hunter**
Vice President
HLS-REO

Title _____

STATE OF **TEXAS**
COUNTY OF **TRAVIS**

Before me, the undersigned notary public of the State and County mentioned, personally appeared **TERRI HUNTER, VP**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP REO of **IMB REO LLC**, the within named bargainor, a corporation, and that as such **TERRI HUNTER, VP**, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP REO. The instrument is executed pursuant to the authority granted in that certain Power of Attorney, of record in N/A Book ____, Page ____, or instrument # ____, in the official records of the aforementioned County.

WITNESS my hand and notarial seal at office this 12 day of April, 2010.

My commission expires:

Notary Public

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Witness my hand, at office: 7700 WEST PARMER LANE, BLDG D, AUSTIN, TEXAS 78729

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin Gale Affiant

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Witness my hand, at office: Austin, TX.

NOTARY PUBLIC

My Commission Expires:
Property Address: **5152 LINBAR DRIVE, NASHVILLE, TENNESSEE 37211**
Owners' Names: **SPRINGFIELD GREEN HILLS, LLC**
Owner's Address: **5152 LINBAR DRIVE, NASHVILLE, TENNESSEE 37211**
Parcel# ~~**010057 00024**~~ Mail Tax bill to: Springfield Green Hills, LLC
148 02 0 108.00 P.O. Box 1247
Franklin, TN. 37065

EXHIBIT A – Attached

This instrument was prepared by: **IN REM REO SERVICES, INC. 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

Escrow File No.: **RT10465**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 14, Resubdivision Reserve Parcel "B" Century Center Park, as shown on plat of record in Plat Book 5200, Page 422, amended in Book 5800, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said property being further conveyed to IMB REO LLC by Substitute Trustee's Deed from Ashley M. Jones, Authorized Agent, Shapiro & Kirsch, LLP, Substitute Trustee, dated July 27, 2009 and recorded on August 21, 2009 in Instrument No. 20090821-0078825, said Register's Office.