BILL GARRETT, Davidson County
Trans: T20100037434 DEEDWARRSP
Recvd: 06/21/10 09:37 2 pgs
Fees: 13.00 Taxes: 32.02



20100621-0047955

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Home Solutions Partners IV REO, LLC
C/O
Madison REO Services
300 Frederick Street
Suite 5
Hanover, PA 17331

File No. HS25276

Property Address: Nashville, TN 37208
Parcel# MAP: 81.07; PARCEL: 222

---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Eight Thousand Six Hundred Fifty Four Dollars and Thirty Four Cents ($8,654.34) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Vaughn Street, LLC**, hereinafter referred to as "Grantor", has/have this day bargained and sold, and by these presents do hereby transfer and convey unto **Home Solutions Partners IV REO, LLC**hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the county of **Davidson**, TN, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING THE SOUTHERLY 33 FEET OF LOT NO. 29 ON MAP OF W.H. BUTLER'S SUBDIVISION, AS OF RECORD IN BOOK 57 PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 29 FRONTS 33 FEET ON THE WESTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY BUTLER STREET, AND RUNS BACK BETWEEN PARALLEL LINES 145.6 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BELINDA A. PATTERSON, BY QUITCLAIM DEED FROM VERNON R. RANSON, AND WIFE, VIRGINIA L. RANSON, DATED MAY 12, 1999 RECORDED MAY 27, 199, OF RECORD IN BOOK 11497, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a WARRANTY DEED from STONCREST INCOME AND OPPORTUNITY FUND I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
, dated November 13, 2009, and recorded November 13, 2009, in the Davidson Recorder of Deeds, 20091113-0104771.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

GRANTOR further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,654.34 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hand this 15 day of June, 2010.

Darris Cassidy, Managing Member

Darris Cassidy, Managing Member

State of: Oregon

County of: Multnomah

On this the 15 day of June, 2010, before me the undersigned officer, personally appeared Vaughn Street, LLC, known to me (or satisfactorily proven) to be the part executing the foregoing instrument and he/she acknowledged that he/she, executed same as his/her free act and deed.

OFFICIAL SEAL
CHRIS ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 415981
MY COMMISSION EXPIRES MAY 18, 2011

Notary Public

My Commission expires: May 18, 2011

Grantors' Name and Address:
Vaughn Street, LLC
9700 SW Capitol Hwy
#100
Portland, OR 97219

Grantees' Name and Address:
Home Solutions Partners IV REO, LLC

4350 St. Andrews RoadSuite G
Columbia, SC 29210

SEND TAX STATEMENTS TO THE GRANTEE.

State of: Oregon

County of: Multnomah

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,654.34 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
Home Solutions Partners IV REO, LLC
4350 St. Andrews Road
Suite G
Columbia, SC 29210

Affiant:

Subscribed and sworn to before me this 15th day of June, 2010.

Notary Public
My Commission expires: May 18, 2011

OFFICIAL SEAL
CHRIS ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 415981
MY COMMISSION EXPIRES MAY 18, 2011