BILL GARRETT, Davidson County
Trans:T20100041118 DEEDWARRSP
Recvd: 07/06/10 10:04 4 pgs
Fees:23.00 Taxes:92.50
20100706-0052588

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
SingleSource Property Solutions 333 Technology Drive Suite 102 Canonsburg,Pa. 15317	CHAD A. LAUTT, TRUSTEE P. O. BOX 23096 NASHVILLE, TN 37202

FOR AND IN CONSIDERATION OF THE SUM OF Twenty-Five Thousand and 00/100 Dollars ($25,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RESIDENTIAL CREDIT SOLUTIONS, INC. (herein, "Grantor"), whose address is 4282 N. Freeway, Fort Worth, TX 76137, hereby sells, transfers and conveys to CHAD A. LAUTT, Trustee, or any successors in trust, under the TIP TOP TRUST dated October 11, 2007 and any amendments thereto (herein, "Grantee"), whose address is P. O. Box 23096, Nashville, TN 37202, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

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 21 day of JUNE, 2010.

GRANTOR:

Residential Credit Solutions, Inc.
By: Karen A Held
Printed Name: Karen A Held
Title: AVP

PIN NO: 08103031800

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

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen A Held, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of Residential Credit Solutions, Inc., 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 29 day of June, 2010.

[Affix Notary 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

Rachel Demase
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/25/2010

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

GRANTEE

Grantee signature _____
~~Chad A. Lantt, Trustee~~

Subscribed and sworn to under oath before me, this 29 day of June, 2010.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

EXHIBIT A

[Legal Description]

The following described real estate situated in Davidson County, Tennessee:

Lot 10, Riverview Gardens Subdivision, as shown on plat of record in Plat Book 3600, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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, in Instrument 20100311-0018661 on March 11, 2010.

PIN NO: 08103031800

STREET ADDRESS:

1500 Kellow Street, Nashville, TN 37208