Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031
Job #: T010-055803

Davidson County DEEDWARRSP
Recvd: 12/13/10 15:59 4 pgs
Fees:23.00 Taxes:33.67
20101213-0099232

Returned to:

HARBOUR PORTFOLIO VI, LP
8214 WESTCHESTER, SUITE 635
DALLAS, TX 75225

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 11/24/10, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PARKWAY, DALLAS, TX 75254
Hereinafter referred to as Grantor, and

HARBOUR PORTFOLIO VI, LP
8214 WESTCHESTER, SUITE 635, DALLAS, TX 75225
Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of NINE THOUSAND NINETY NINE AND 00/100 ($9,099.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100727-0058811, of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $9,099.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $9,099.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____
LOREEN J. KUNTZ, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA }
COUNTY OF ALLEGHENY }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LOREEN J. KUNTZ with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be LOREEN J. KUNTZ, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative.

Witness my hand, at offices, 11/24/10

Gina Barbour
Notary Public
Commission expires: 1/10/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

VALUATION AFFIDAVIT

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 is $9,099.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201024950

Paula Shirley agent
Affiant

Subscribed and sworn to before me this 13 day of December, 2010.

Gina Barbour
Notary Public
Commission Expires 1/10/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
HARBOUR PORTFOLIO VI, LP	HARBOUR PORTFOLIO VI, LP	83 LEWIS STREET NASHVILLE, TN 37210
8214 WESTCHESTER, SUITE 635	8214 WESTCHESTER, SUITE 635	MAP PARCEL NO.:
DALLAS, TX 75225	DALLAS, TX 75225	09316019700

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

PART OF LOT NUMBER 149, ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LEWIS AND CANON STREETS, THENCE WITH THE NORTHERLY MARGIN OF SAID CANNON STREET SOUTH 82 DEGREES EAST 83.5 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, NORTHWARDLY 31.5 FEET TO A FENCE POST 3.6 FEET SOUTHERLY FROM THE SOUTHERN BOUNDARY LINE OF LOT NUMBER 148 EN SAID PLAN; THENCE WITH A FENCE WESTWARDLY 86.9 FEET TO THE EASTERLY MARGIN OF SAID LEWIS STREET AT THE COMMON CORNER OF SAID LOT NUMBERS 148 AND 149; THENCE WITH THE EASTERLY MARGIN OF SAID LEWIS STREET, SOUTH 4 DEGREES 45 MINUTES WEST 35 FEET TO THE BEGINNING.

SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP, SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 07/27/2010 IN INSTRUMENT 20100727-0058811 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 09316019700

PROPERTY COMMONLY KNOWN AS: 83 LEWIS STREET, NASHVILLE, TN 37210

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries