This instrument was prepared by ~~and return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4144-044

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100079783 DEEDWARRSP
Recvd: 12/20/10 11:12 2 pgs
Fees:13.00 Taxes:637.88
20101220-0100924

STATE OF Tennessee)
COUNTY OF Davidson)
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 $172,400.00, 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 9th day of December, 2010.

Notary Public
My Commission Expires: 7.3.12
(Seal)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Evan Andrew McCutchen 415 Church Street Apt 1904 Nashville, TN 37219	Same	093-06-1J 141.00-CO

SPECIAL WARRANTY DEED
(Corporation)

LPP Mortgage, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Kent Twitchell, Senior Vice President, MGC Mortgage, Inc, by virtue of the authority granted in a power of attorney filed for record at 20091118-0106147, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Evan Andrew McCutchen, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Described property is in Davidson County, Tennessee, to wit:

A certain condominium apartment known as Unit Number 1904 of the Horizontal Property Regime of Viridan Condominium pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum of record in Instrument Number 20061004-0122834 Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to LPP Mortgage by Substitute Trustee's Deed filed July 24, 2009 as Instrument No. 20090724-0069550 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 415 Church Street #1904, Nashville, TN 37219

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3rd **day of** December **2010.**

LPP Mortgage, by its attorney in fact, Kent Twitchell, Senior Vice President of MGC Mortgage, Inc.

BY: _____

ITS: Kent Twitchell ~~Its Attorney-In-Fact~~

Certificate of Acknowledgment

State of Texas

County of Collin **)ss.**

* Senior Vice President of MGC Mortgage, Inc.

Personally appeared before me, the undersigned Notary Public, Kent Twitchell **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** ~~X~~ ~~of the~~ **Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 3 **day of** December **2010.**

Jennifer Carol Moore
Notary Public

My commission expires:

05/13/12
(Seal)

JENNIFER CAROL MOORE NOTARY PUBLIC STATE OF TEXAS EXPIRES: 05-13-2012