BILL GARRETT, Davidson County
Trans:T20110013518 DEEDWARRSP
Recvd: 03/07/11 12:18 2 pgs
Fees:13.00 Taxes:249.75
20110307-0017948

S&K #: 10-002048

SPECIAL WARRANTY DEED

THIS DEED, between LPP Mortgage LTD organized and existing under the laws of the United States of America, hereinafter called Grantor, and Integrity First Investment hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

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

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

Lot Number 6 on the Plan of Ellis Estates, Section Two, of record in Book 6900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070323-0035509 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100309-0018079, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

LPP Mortgage LTD

Title:_____

By: Kent Twitchell as Attorney in Fact

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ of Kent Twitchell as Attorney in Fact for LPP Mortgage LTD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is 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 25 day of January, 2011.

JENNIFER CAROL MOORE NOTARY PUBLIC STATE OF TEXAS 5-13-2012

Jennifer Carol Moore
NOTARY PUBLIC

My Commission Expires: 05/13/12

STATE OF Tennessee
COUNTY OF Rutherford

I 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 ~~$70,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.
*** $67,500.00

Affiant

Subscribed and sworn to before me this the 25 day of February, 2011.

JACK EVANS GRITTON II STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My commission expires: 7-16-12

Property Address: 1320 LOVE JOY COURT, Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Integrity First Investment
1320 Love Joy Court
Nashville, TN 37216

Map & Parcel 07207034700

THIS INSTRUMENT PREPARED BY:
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