BILL GARRETT, Davidson County
Trans:T20110015603 DEEDWARRSP
Recvd: 03/16/11 11:08 2 pgs
Fees:13.00 Taxes:88.80
20110316-0020677

S&K #: 10-011198

SPECIAL WARRANTY DEED

THIS DEED, between WTH Oakmont Mortgage Pool 217, LP organized and existing under the laws of the United States of America, hereinafter called Grantor, and Ten Talents Properties, LLC 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:

The following described property located in the City of Nashville, Davidson County, Tennessee, to-wit:

Lot 154, on the Map of Payne, Blakemore and Cummings Addition, as shown on Plat of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot 154 fronts 50 feet on the Easterly side of 13th Street and runs back between parallel lines 154 feet to an alley in the rear.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060406-0039999 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110214-0012623, 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; and conveyed "as is, where as", and with all faults.

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.

WTH Oakmont Mortgage Pool 217, LP
By iServe Real Estate Operations, In., attorney-in-fact

BY: _____
Title: Authorized Signer, Melissa Dant

STATE OF CA
COUNTY OF San Diego

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Dant with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Signer of iServe Real Estate Operations, Inc., attorney-in-fact for WTH Oakmont Mortgage Pool 217, LP, the within bargainor, and that he/she, being authorized so to do, executed the foregoing instrument as such Authorized Signer for the purposes therein contained by signing the name of iServe Real Estate Operations, Inc., as the attorney-in-fact for WTH Oakmont Mortgage Pool 217, LP, and as the free act and deed of WTH Oakmont Mortgage Pool 217, LP.

WITNESS my hand and Official Seal at Office this 18th day of February, 2011.

Notary Public

My commission expires: 12/30/14

L. HENRY
Commission # 1919458
Notary Public - California
San Diego County
My Comm. Expires Dec 30, 2014

STATE OF ~~California~~ Tennessee
COUNTY OF San Diego ~~Davidson~~

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 $24,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2011.

Notary Public

My commission expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 713 South 13th Street, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ten Talents Properties, LLC
1824 Tammany Dr
Nashville, TN 37206

S & K File # 10-011198

Map & Parcel - 094 01 0 210.00

THIS INSTRUMENT PREPARED BY:
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