STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $35,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110016339 DEEDWARRSP
Recvd: 03/21/11 09:19 2 pgs
Fees:13.00 Taxes:129.50
20110321-0021641

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 18th day of February, 2011.

Notary Public

My Commission Expires: 4-23-14

File No. G10-1811D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason D. Willis (NAME)	New Owner (NAME)	107-14-55
913 Goodbar Drive (STREET ADDRESS)	Same (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

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 sufficiency of all of which are hereby acknowledged, **Residential Fund 321, LLC** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Jason D. Willis, a single man** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of Land in Davidson County, Tennessee, being Lot No. 53 on the plan of MIRO MEADOWS, as shown by plat of record in Plat Book 1424, Page 94-95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 53 fronts 70 feet on the West side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Residential Fund 321, LLC by _____, as Instrument No. 20110321.0021640, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2010 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 913 Goodbar Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 18th day of February, 2011.

Residential Fund 321, LLC

BY: Ryan Phillips, as an Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC – as Managing Member of Residential Fund 321, LLC

STATE OF California }
COUNTY OF Orange }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ryan Phillips, as Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC, as Managing Member for Residential Fund 321, LLC, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained and who further acknowledged that He is an Officer 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, at office, this _____ day of February, 2011.

Commission expires: 4/18/2014

Notary Public

ANNA LEUNG
COMM. # 1886284
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Commission Expires
April 18, 2014

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066