BILL GARRETT, Davidson County
Trans:T20110016991 DEEDWARRSP
Recvd: 03/23/11 10:22 4 pgs
Fees:23.00 Taxes:71.67
20110323-0022529

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

SPECIAL WARRANTY DEED

GF2011010995

MAIL RECORDED DEED TO:

ASSETS RECOVERY CENTER
INVESTMENTS, LLC
1900-300 SUNSET HARBOR DRIVE
MIAMI BEACH, FL 33139

OWNER (SEND TAX BILLS TO):

ASSETS RECOVERY CENTER
INVESTMENTS, LLC
1900-300 SUNSET HARBOR DRIVE
MIAMI BEACH, FL 33139

FOR AND IN CONSIDERATION OF THE SUM OF Nineteen Thousand three Sixty Nine -70 DOLLARS ($ 19,369.70) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BANCO POPULAR, NORTH AMERICA (herein, "Grantor"), whose address is 120 Broadway, New York, NY 10271, hereby sells, transfers and conveys to ASSETS RECOVERY CENTER INVESTMENTS, LLC (herein, "Grantee"), whose address is 1900-300 Sunset Harbor Drive, Miami Beach, FL 33139, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property Commonly Known As: 409 Lutie Drive, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 28th day of January, 2011.

GRANTOR:

Banco Popular, North America

By: _____
Printed Name: J.M. Cabra
Title: Sr V.P.

PIN NO: 119-06-0-333.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, J.M. Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Senior Vice President of Banco Popular, North America, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2011.

[Affix Notary Seal]

LEW CARY RUSSELL
Notary Public, State of Texas
My Commission Expires
October 23, 2011

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-23-11

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosewood Estates, Section III, as of record in Plat Book 5210, Page 1, Register's Office for Davidson County, Tennessee Said Lot No. 3 fronts a total of 90 feet on a broken line on the westerly margin of Lutie Drive and runs back 122.46 feet on the northerly line and 121.07 feet on the southerly line to a line on the rear on which it measures 79.70 feet thereon. Subject to Restrictive Covenants of record in Book 5176, page 649 and amended in Book 5264, page 398, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument/Book No. 20101123-0093832 on November 23, 2010.

PIN NO: 119-06-0-333.00

STREET ADDRESS:

409 Lutie Drive, Nashville, TN 37210

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Miami-Dade

The actual consideration or value, whichever is greater, for this transfer is $ 19,369.70.

GRANTEE

Grantee signature _____
Assets Recovery Center Investments, LLC
Printed name: JOHN Olsen
Title: Manager

Subscribed and sworn to under oath before me, this 23rd day of February, 2011.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/24/2012

PAULA VASQUEZ
Comm# DD0897348
Expires 8/26/2012
Florida Notary Assn., Inc