BILL GARRETT, Davidson County
Trans:T20110017001 DEEDWARRSP
Recvd: 03/23/11 10:29 4 pgs
Fees:23.00 Taxes:100.68
20110323-0022542

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

GF20110109944

SPECIAL WARRANTY DEED

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 TEN DOLLARS ($10.00) 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 Address: 3784 Pinhook Road, Antioch, TN 37013

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 28 day of JANUARY, 2011.

GRANTOR:

Banco Popular, North America

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

PIN NO: 164-99.00

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 18 day of FEBRUARY, 2011.

[Affix Notarial 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]

A certain tract or parcel of land situated in Davidson County, Tennessee described as: A tract of land in the 2nd, formerly 3rd Civil District of said county, described according to a survey made by George W. Watkins, Surveyor, August 23, 1951, as follows: Beginning in the center of the Old Pinhook Road, Wilburn's Westerly line; thence with said line Southwardly 143 feet to the Center of the New Pinhook Road; thence with the center of said road Northwesterly to a point South 81 degrees 15 minutes East 163.4 feet from the Easterly line of the Ira Estes Property; thence with the center of the Old Pinhook Road North 83 degrees 50 minutes East 171 feet; thence North 77 degrees East 142 feet; thence South 75 degrees East 105.7 feet thence South 87 degrees East 70 feet; thence South 79 degrees East 74 feet to the beginning.

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, as Instrument No. 20100524-0039805 on May 24, 2010.

PIN NO: 164-99.00

STREET ADDRESS: 3784 Pinhook Road, Antioch, TN 37013

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 27,209.70

Affiant

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

Notary Public

My Commission Expires: 7/13/18

SHARON M BRUSH
NOTARY PUBLIC
State of Texas
Comm. Exp. 07/13/2012