BILL GARRETT, Davidson County
Trans:T20110017006 DEEDWARRSP
Recvd: 03/23/11 10:32 4 pgs
Fees:23.00 Taxes:117.85
20110323-0022543

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

GF20110109961

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 street address: 439 Benita Drive, Nashville, TN 37211

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: F.M. Case
Title: Sr. V.P.

PIN NO: 133 12 0 026.00

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]

Being Lot No. 23 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Said Lot No. 23 fronts 66.7 feet on the westerly margin of Benita Drive and extends back 189.70 feet on the southerly line and 185.08 feet on the northerly line to a dead line, measuring 84.54 feet thereon.

Subject to Aviation Easement of record in Book 8966, Page 900, said Register's Office.

Subject to Restrictive Covenants of record in Book 3792, page 445 as amended in Book 3816, page 784, said Register's Office.

Being the same property conveyed to Banco Popular North America by virtue of Substitute Trustee's Deed filed for record on 12/8/2010 in Instrument No. 20101208-0097600

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 Deed Book 20101208-0097600 on December 8, 2010.

PIN NO: 133 12 0 026.00

STREET ADDRESS:

439 Benita Drive, Nashville, TN 37211

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Miami-Dade

The actual consideration or value, whichever is greater, for this transfer is $ 31,850.00.

GRANTEE

Grantee signature _____
Assets Recovery Center Investments, LLC
Printed name: JOHN Olle
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: 08/26/2012

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