BILL GARRETT, Davidson County
Trans:T20110019047 DEEDWARRSP
Recvd: 04/01/11 10:01 3 pgs
Fees:18.00 Taxes:135.98
20110401-0025037

SPECIAL WARRANTY DEED

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

MAIL RECORDED DEED TO:

FOUR TOWERS PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY
7162 READING ROAD, SUITE 608
CINCINNATI, OH 45237

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

OWNER (SEND TAX BILLS TO):

FOUR TOWERS PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY
7162 READING ROAD, SUITE 608
CINCINNATI, OH 45237

#20110203 78

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 FOUR TOWERS PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY (herein, "Grantee"), whose address is 7162 Reading Road, Suite 608, Cincinnati, OH 45237 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: 4228 Sweden Avenue, Hermitage, TN 37076

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 4th day of March, 2011.

GRANTOR:

Banco Popular, North America

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

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 4th day of March, 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

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $36,750.

GRANTEE

Grantee signature _____
Four Towers Partners, LLC, an Ohio Limited Liability Company
Printed name: Jorge Newberry
Title: Manager

Subscribed and sworn to under oath before me, this 15 day of March, 2011.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

ANDRAS NIXON
Notary Public, State of Ohio
My Commission Expires 02-02-2014

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee being Lot No. 260 on the plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County to which plan reference is hereby made for a more complete legal description.

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 Number 20101230 0103736 on 12/30, 2010.

PIN NO: 075060019 00

STREET ADDRESS:

4228 Sweden Avenue, Hermitage, TN 37076