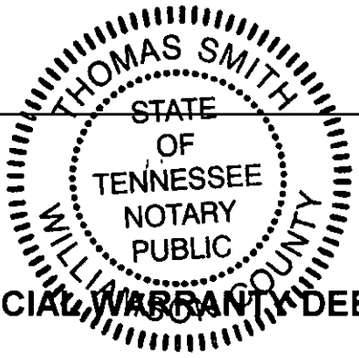


SPECIAL WARRANTY DEED

G-GFS-11-2610

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda McLay	SAME	
2610 Buchanan Street (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	81-6-163.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GRASSLAND FINANCIAL SERVICES, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WANDA MCLAY, unmarried hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 20th Councilmanic District of Davidson County, Tennessee, being part of Lots No. 4, 8 and 9 on the Plan of J. Matt Williams Subdivision of Lot No. 8, Harding Bosley tract, as of record in Plat Book 332, Page 54, Register's Office for said County, and more particularly described as follows: Beginning on a concrete monument in the Northerly right-of-way of Buchanan Street, approximately 287.1 feet West of the West right-of-way of 26th Avenue North; thence, along said Buchanan Street N 84 deg. 42' 15" W 62 54 feet; thence, leaving said North right-of-way, N 04 deg. 19' 17" E 149.72 feet to a drill hole; thence, N 78 deg. 51' 27" W 2.08 feet to a concrete monument at the Southeast corner of Lot No. 110, shown on the plan of Cumberland Gardens, Section Two, Plat Book 2854, Page 92; thence, with said Lot No. 110, N 06 deg. 24' 03" E 9.81 feet to a concrete monument at the Southwest corner of Lot No. 1, shown on the plan of Cumberland Gardens, Section Seven, Plat Book 3106, Page 101; thence, with Lot No. 1 S 84 deg. 36' 43" E 63.00 feet; thence, S 03 deg. 38' 19" W. 10.00 feet to a concrete monument at the Norhtwest corner of Lot No. 2, shown on the plan of J. Matt Williams Subdivision, Plat Book 3842, Page 47; thence with said Lot N. 2, S 03 deg. 54' 00" W 149.67 feet to the point of beginning, according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, dated May 16, 2003.

Being the same property conveyed to Grassland Financial Services, LLC by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, recorded on the 4th day of February, 2011 in Instrument No. 20110204-0010190, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to County Taxes for the year 2011 and subsequent years; all matters set forth in the plan of record in Plat Book 332, Page 54 and any and all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2610 Buchanan Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110020673 DEEDWARRSP
Recvd: 04/08/11 09:39 2 pgs
Fees:13.00 Taxes:183.15
20110408-0027235

Witness my/our hand(s) this 5th day of April, 2011.

Grassland Financial Services, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of April, 2011, before me personally appeared Dennis Spain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Grassland Financial Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of April, 2011.

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903