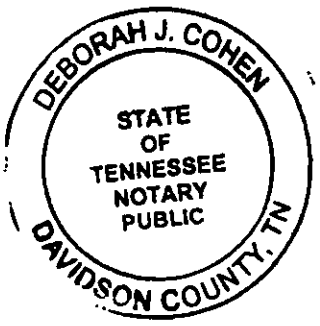


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAVARAN RIDLEY	Mortgage Investor's Group	**060-11-0A-037.00 CO**
(NAME) **400 SHADETREE COURT**	(NAME) 8320 E. Walker Springs Lane #200	BILL GARRETT, Davidson County Trans:T20110025997 DEEDWARR Recvd: 05/03/11 10:25 2 pgs Fees:13.00 Taxes:335.96
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Knoxville, TN 37923	20110503-0033712
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SHR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAVARAN RIDLEY,** an unmarried man , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 48 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to SHR Properties LLC, from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D. C. by deed of record as Instrument No. 20100916-0073803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6700, page 660 and in Book 6900, page 189; Declaration of Covenants, Conditions, and Restrictions of record in Book 7108, page 1, made applicable in Book 7547, page 865, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **400 SHADETREE COURT, NASHVILLE, TN 37207**
(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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 29th day of April, 2011.

SHR PROPERTIES LLC

By: John L. Hickman, Admin. Member

By: Greg K. Self, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John L. Hickman and Greg K. Self,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Admin. Members of SHR Properties LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such Admin. Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of SHR Properties LLC, by themselves as such Admin. Members.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.

My Commission expires: AUGUST 23, 2011

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN