Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110026795 DEEDWARRSP
Recvd: 05/05/11 12:49 4 pgs
Fees:23.00 Taxes:1165.50
20110505-0034665

This Instrument is Prepared by and Return to:
Continental REO Services, Inc.
7777 Bonhomme Avenue, Suite 1100
Clayton, MO 63105
(314) 862-2447

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of March, 2011, by SA Group Properties, Inc. hereinafter called GRANTOR, party of the first part, has bargained and sold, and by these presents does transfer and convey unto Ben E. Payne, Jr. , Grantee, party of the second part, whose address is: 236 31st Ave N, Nashville, Tennessee 37250.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other valuable considerations paid to the GRANTOR, the receipt of which is hereby acknowledged, the said GRANTOR does herby bargain, sell, convey and confirm unto the said Grantee, the follow described real estate, situated and being in the County of Davidson, State of Tennessee.

Legal Description: See Attached Exhibit A

Tax ID: 104-02-0-X-236

The property hereinabove described was acquired by SA Group Properties, Inc. by instrument recorded in Book _____ Page _____ in the aforesaid County and State.

TO HAVE AND TO HOLD the same to the said Grantee his/her/its heirs/successors and assigns, the Grantor's successors and assigns hereby covenanting with the Grantee and his/her heirs and assigns that the title so conveyed is free of any encumbrances by or through the Grantor.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor and no other. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, witness the name of Grantor, herein the date and year first above written.

SA Group Properties, Inc.

By: _____

Its: V.P.

State of _____)
) ss.
County of _____)

On this _____ day of _____, 20____, before me, the subscriber, a Notary Public in and for said county and State, personally came _____, as _____ of SA Group Properties, Inc., the Grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

_____
Notary Public

Property Address: 236 31st Ave N, Nashville, Tennessee 37250

I, or we, hereby swear or affirm that the actual consideration for this Transfer or value of the property transferred, whichever is greater is $315,000.00, which amount is equal to or greater than the amount which the property transferred would summon at a fair voluntary sale.

_____
Affiant (Buyer)

Subscribed and sworn to before me this 3rd day of May, 2011

_____, Notary Public

New Property Owner and
Send Tax Bills to:
NEW OWNER
_____
_____
_____

My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ACKNOWLEDGMENT

State of California
County of Orange)

On MAR 24 2011 before me, Tabitha Ojala, Notary Public
(insert name and title of the officer)

personally appeared DAVID CASEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

TABITHA OJALA
Commission # 1747992
Notary Public - California
Orange County
My Comm. Expires May 29, 2011

EXHIBIT A-LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 236 as described in the Master Deed for The Row at 31st Condominiums dated April 29, 2003, recorded as Instrument No. 20030430-0057670, as corrected, supplemented and amended by that certain (i) Instrument of Correction of Master Deed for The Row at 31st Condominiums dated February 3, 2004, recorded as Instrument No. 20040203-0012935, (ii) Addendum to Master Deed for The Row at 31st Condominiums dated February 6, 2004, recorded as Instrument No. 20040206-0014724, (iii) Amendment to Master Deed for The Row at 31st Comdominiums dated June 15, 2004, recorded as Instrument No. 20040615-0070764, (iv) Second Amendment to the Master Deed for The Row at 31st Condominiums dated September 13, 2004, recorded as Instrument No. 20040915-0111215, and (v) Third Amendment to the Master Deed for The Row at 31st Condominiums and Subordination of Deed of Trust effective as of April 23, 2008, recorded as Instrument No. 20080425-0042359, all in the Register's Office of Davidson County, Tennessee (collectively as supplemented, corrected and amended, the "Master Deed") including, without limitation, any rights appurtenant and inuring to the benefit of a Unit under applicable law and as described in the Master Deed.

Being part of the same property conveyed to SA Properties, Inc. by Successor Trustee's Deed, dated June 4, 2008, recorded June 6, 2008, of record in Instrument No. 20080606-0058484, said Register' s Office, and corrected by Amended and Restated Successor Trustee's Deed, correcting the name of the grantee to SA Group Properties, Inc., a Minnesota Corporation, of record in Instrument No. 20080707-0069756, said Register's Office.