BILL GARRETT, Davidson County
Trans:T20110028390 DEEDWARRSP
Recvd: 05/12/11 10:52 3 pgs
Fees:18.00 Taxes:102.56
20110512-0036492

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
615-503-9901
File Number: NSQ-110300023A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Woodbine Community Organization, (WCO), Inc. a Tennessee Nonprofit Corporation
222 Oriel Avenue
Nashville, TN 37210

SEND TAX BILL TO:
Woodbine Community Organization, (WCO), Inc. a Tennessee Nonprofit Corporation
222 Oriel Avenue
Nashville, TN 37210

MAP/PARCEL NUMBERS:
070 09 0 087.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Residential Fund Manager 321, LLC, Grantor, has this day bargained and sold, and does hereby transfer and
convey unto Woodbine Community Organization, (WCO), Inc. a Tennessee nonprofit Corporation, the Grantees herein, their successors, heirs and assigns, that certain

All that certain parcel of land situate in the county of Davidson, State of Tennessee, being part of Lot No. 61 on the plan of Bordeauxmont, not of record, and being described as follows: Beginning in the center of Summitt Avenue at the SE corner of the property of Breeding (book 2198, Page 382, Register's Office for Davidson County, Tennessee); thence with Breeding's Charles Binkley's and W.E.
Harrison's Southern boundary line, N 67 degrees 30 minutes W 189 feet to W.E. Harrison's SE corner and the NE corner O. L. Deason; thence with said Deason's Eastern boundary line, S 21 degrees 45 minutes W 87 feet to a stake in said Deason's inner corner; thence N 89 degrees 30 minutes E 179 feet to the center of Summitt Avenue; thence with the center of said avenue, N 73 degrees 30 minutes E 30 feet, more or less, to the point of beginning. Being the same property conveyed to Theodore Wiley and Lanthia Wiley by deed recorded 10/18/04, Instrument no. 20041018-0124955 in the Register's Office for Davidson County, Tennessee. Also being further conveyed to Residential Fund Manager 321, LLC by deed recorded simultaneously herewith at instrument 20110512-0036490 in the register's office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as 2213 Summit Ave, Nashville, TN, 37218, TO HAVE AND TO HOLD said real estate, with the appurtenances, estate,

title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter. We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. "Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

Witness our hand as of the 3-29-11 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Residential Fund Manager 321, LLC

By Ryan Phillips as an Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC

State of California
County of Orange

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Ryan Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be an Officer of R.E.M.I.C., as Managing Member for Residential Fund Manager 321, LLC, the within named bargainor, a corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in San Clemente, CA, this day of March 29th, 2011.

Notary Public

My Commission Expires: 4/18/2014

ANNA LEUNG
COMM. # 1886284
NOTARY PUBLIC · CALIFORNIA
ORANGE COUNTY
My Commission Expires
April 18, 2014

State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is $27,720.00

Affiant

Subscribed and sworn to before me this 29th day of March, 2011

Notary Public
My Commission Expires: 4/18/2014

ANNA LEUNG
COMM. # 1886284
NOTARY PUBLIC · CALIFORNIA
ORANGE COUNTY
My Commission Expires
April 18, 2014