BILL GARRETT, Davidson County
Trans:T20110031891 DEEDWARR
Recvd: 05/31/11 08:16 4 pgs
Fees:23.00 Taxes:525.40
20110531-0041000

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
COPELAND ISAACSON
2010 ROSECLIFF DRIVE
NASHVILLE, TN 37216

Property Tax ID#: 083 04 0 042.00

WARRANTY DEED

This instrument, made and entered into on this the 11th day of MAY, 2011, by and between MSF TRUST I, Grantor, and COPELAND ISAACSON, AMY LEE ISAACSON, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP, whose address is 2010 ROSECLIFF DRIVE, NASHVILLE, TN 37216, Grantee.

Witnesseth:

That for and in consideration of the sum of $ Ten Dollars 10.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2010 ROSECLIFF DRIVE, NASHVILLE, TN 37216

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

STEVE OLSON, MANAGING MEMBER

STATE OF _____}

COUNTY OF _____} see next page

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, STEVE OLSON, MANAGING MEMBER OF MSF TRUST I, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the _____ day of _____, _____.

Notary Public
My Commission Expires

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 42,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th day of May, 2011.

Notary Public
My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ACKNOWLEDGEMENT FORM

State of California
County of Orange

On 5.11.11 before me, April Smith, Notary Public, personally appeared Steve Olson, Managing Member, who proved to me on the basis of satisfactory evidence to be the person who's name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that his signature on the instrument the person, or the entity upon behalf of which the person 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 April Smith (Seal)
My commission expires on 12/20/12

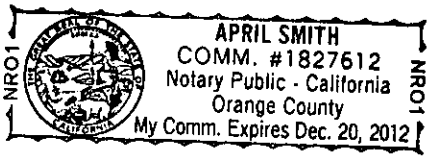


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 108, ROSEBANK PARK, as shown on plat of record in Plat Book 1835, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from EMC Mortgage Association to MSF Trust I as recorded on the 4th day of October, 2010 in Instrument No. 20101004-0079313 and Trustee's Deed from Shellie Wallace as Successor Trustee and J.P. Sellers as Co-Trustee to EMC Mortgage Association as recorded on the 13th day of September, 2010 in Instrument No. 20100913-0072628, in the Register's Office of Davidson County, Tennessee.