THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20110044680 DEEDWARRSP
Recvd: 07/25/11 09:32 2 pgs
Fees:13.00 Taxes:407.00
20110725-0056590

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of July, 2011 by and between MTGLQ Investors, L.P. , hereinafter called Grantor, and Walter G. Knestrick, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows: A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Being Unit B, of Lot No. 9 of Confederate Hill Lots, as shown on Exhibit "B" of the Master Deed of 902 Shelby Avenue Townhomes, recorded August 7, 2006 in Instrument #20060807-0096687, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20101210-0098530, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 13 day of July, 2011.

MTGLQ Investors, L.P

BY: [signature]

TITLE: Sandra Castille
VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX

COUNTY OF Harris

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sandra Castille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of MTGLQ Investors, L.P, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as MTGLQ Investors, L.P.) and as the free act and deed of the within named MTGLQ Investors, L.P..

Witness my hand and seal, this 13 day of July, 2011.

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

[signature]
Notary Public

My Commission Expires:

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Property Address: 902 B Shelby Avenue, Nashville, TN 37208
Parcel # 082160C00200CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Walter G. Knestrick
903 Bowring Park
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF
The actual consideration or true value whichever is greater, for this transfer is $ 110,000.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2011.

[signature]
Notary Public

My Commission Expires: My Comm. Exp. 10-15-2013

SHARON HOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

2075-090397-LC