Prepared by:
Continental REO
7777 Bonhomme Avenue, Suite 1100
St. Louis, MO 63105

Addres of New Owner:
Lawson H. Hardwick, IV
234 31st Ave. N, Unit 234
Nashville, TN 37203

Send Tax Bills:
Churchill Mortgage
761 Old Hickory Blvd.,#400
Brentwood, TN 37027

Map & Parcel: 104-020X-234.00 CO

STATE OF TN
COUNTY OF WILLIAMSON
The Acutal Consideration For This Transfer is $304,000.00

Lindsay Pope
AFFIANT

Sworn and Subscribed to before me, this the 2nd day of September, 2011:

NOTARY PUBLIC
My Commission Expire: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

This Deed is made and entered into this 25th day of August, 20 11 by and between

SA Group Properties, Inc.

of the County of Davidson, State of Tennessee, hereinafter collectively referred to as "Grantor", and

Lawson H. Hardwick IV

of the County of Davidson, State of TN, hereinafter referred to as "Grantee". The mailing address of the Grantee is Lawson H. Hardwick IV.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Davidson and State of Tennessee to-wit:

See Attached Exhibit A

BILL GARRETT, Davidson County
Trans:T20110060370 DEEDWARRSP
Recvd: 09/28/11 14:24 4 pgs
Fees:23.00 Taxes:1124.80
20110928-0075241

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however,

the general taxes for the calendar year 2011 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:

SA Group Properties, Inc.

By _____ By _____

William J. Doolittle, Officer

Title: Title:

Ann H. Song, Officer

STATE OF)
) SS
COUNTY OF)

On this _____ day of _____, 20____, before me _____appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ (title) of _____, Attorney In Fact for SA Group Properties, Inc. and that said instrument was signed on behalf of said corporation, by authority of its board of directors and acknowledged said instrument to be the free act and deed of said corporation.

In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

_____
Notary Public

My Commission Expires:

(Notary seal)

ACKNOWLEDGMENT

State of California
County of Orange)

On August 25, 2011 before me, Susan C. Yates
(insert name and title of the officer)

personally appeared William J. Doolittle and Ann H. Song,
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)

SUSAN C. YATES
Commission # 1858539
Notary Public - California
Orange County
My Comm. Expires Jul 20, 2013

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Unit No. 234 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 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.