BILL GARRETT, Davidson County
Trans:T20110073507 DEEDWARRSP
Recvd: 11/21/11 10:35 2 pgs
Fees:13.00 Taxes:153.55
20111121-0090873

This Instrument Prepared by:
Elizabeth H. Bowling, VP/General Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner & Tax Liability:
MLM INVESTMENT HOLDINGS, LLC
600 Glenmore Place
Nashville, TN 37220

Map 71-16, Parcel 116.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 31st day of October, 2011, by and between Ascend Federal Credit Union, whose address is P. O. Box 1210, 520 Airpark Drive, Tullahoma, Tennessee 37388, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto MLM Investment Holdings, LLC hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Map showing T. I. Ward's Resubdivision on Certain lots in William and Hayes Company's Belleview as of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ascend Federal Credit Union by Substitute Trustee's Deed dated April 28, 2011, and recorded as Instrument No. 20110502-0033509, Register's Office of Davidson County, Tennessee.

Property address: 1411 Montgomery Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Ascend Federal Credit Union,

Tullahoma, Tennessee, has caused this Special Warranty Deed to be executed on this the 31st day of October, 2011.

ASCEND FEDERAL CREDIT UNION

BY: _____
CAREN C. GABRIEL, President/CEO

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, CAREN C. GABRIEL, with whom I am personally acquainted, and who acknowledged herself to be the President/CEO of Ascend Federal Credit Union, and who further acknowledged that she as such President/CEO, being duly authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 31st day of October, 2011.

MONICA GONZALES STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
5/18/15

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 41,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 31st day of October, 2011.

_____
Notary Public

My Comm. Exp.: _____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013