This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4144-105



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clara Mindy Reynolds
Grantee or Agent of Grantee

Subscribed and sworn to before me this 22nd day of December, 2011.

Angela G. Batson
Notary Public
My Commission Expires: 1-6-2014
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Steven Sheridan and Teresa Sheridan 225 Glenstone Circle Brentwood, TN 37027	New Owners	171 020A 107.00

Davidson County DEEDWARRSP
Recvd: 01/09/12 11:06 3 pgs
Fees:18.00 Taxes:599.40
20120109-0002073

SPECIAL WARRANTY DEED
(Corporation)

LNV Corporation, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Kent Twitchell, for Beal Service Corporation by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Steven Sheridan and wife Teresa Sheridan,* Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

* husband and wife

A tract of land lying and situated in Davidson County, Tennessee, being Unit No. 107 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4 and amended in Book 6900, Page 329, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LNV Corporation by Substitute Trustee's Deed filed March 29, 2011 as Instrument No. 20110329-0024003 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 225 Glenstone Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 15 day of December 2011.

LNV Corporation by its Attorney in fact,
Kent Twitchell, Senior Vice President of
Beal Service Corporation.

BY: _____
Kent Twitchell
its Attorney-In-Fact

ITS: _____

Certificate of Acknowledgment

State of Texas
)ss.
County of Collin

Personally appeared before me, the undersigned Notary Public, Kent Twitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the ~~Senior Vice-President of the~~ Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 15 day of December 2011.

_____
Notary Public

My commission expires:

6/4/14
(Seal)

NOTARY PUBLIC STATE OF TEXAS
BRANDON HOWELL
My Commission Expires
June 4, 2014

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE