BILL GARRETT, Davidson County
Trans:T20120005936 DEEDWARRSP
Recvd: 01/25/12 12:42 2 pgs
Fees:13.00 Taxes:240.13
20120125-0006995

S&K #: 11-028778

SPECIAL WARRANTY DEED

THIS DEED, between LPP Mortgage Ltd. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Diversified Management Group, LLC hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 12, George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, as shown on Plan of record in Book 161, page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 12 fronts 50 feet on the westerly side of Pennock Avenue, and runs back between parallel lines 145 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051123-0142169 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111114-0088453, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

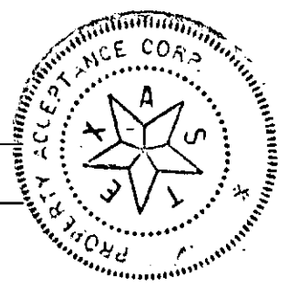
Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

LPP Mortgage Ltd.

By: Kent Twitchell, its attorney in fact

BY: _____
Kent Twitchell

Title: Its Attorney-In-Fact



STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent Twitchell, the Attorney in Fact for LPP Mortgage LTD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he is 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 3 day of January, ~~2011~~ 2012

Notary Public

My commission expires: 6/4/14

BRANDON HOWELL
My Commission Expires
June 4, 2014

STATE OF Tennessee
COUNTY OF Shelby

I 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 $64,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of January, ~~2011~~ 2012

Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 3-25-12

Property Address: 1018 Pennock Ave, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Diversified Management Group, LLC
1937 Burtle Hollow Rd.
Nolensville, TN 37135

S & K File # 11-028778

Map & Parcel - 082 03 0 294.00

THIS INSTRUMENT PREPARED BY:
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