Prepared by and Return to:

Anthony W. Palma, Esquire
Broad and Cassel
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

Parcel Id. No.: 502.00 CO
Map No. 104.02-OT

SEND TAX BILLS TO:

Hollie Jones
c/o Personal Management Consultants, Inc.
1204 Suncast Lane, Suite 2
El Dorado Hills, CA 95762

BILL GARRETT, Davidson County
Trans:T20120007754 DEEDWARRSP
Recvd: 02/01/12 13:31 4 pgs
Fees:22.00 Taxes:0.00
20120201-0009124

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 4th day of January, 2012, by Scottie Upshall, a single man, hereinafter called the "Grantor," to William Scott Upshall a/k/a Scottie Upshall, as Trustee of the WILLIAM SCOTT UPSHALL FAMILY TRUST dated September 28, 2011, an unrecorded **revocable trust**, with full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, whose address is 1204 Suncast Lane, Suite 2, El Dorado Hills, CA 95762, hereinafter called the "Grantee":

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH:

THAT the Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Davidson County, Tennessee**, to-wit:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

Being the same property conveyed to Scottie Upshall, by deed from Scott W. Hartnell, on October 2, 2006, of record in Instrument Number 20061006-0124148, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3014 Hedrick Street, Unit 502, a/k/a PH2, Nashville, TN 37203

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except:

1) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;

2) Easements, restrictions, and rights-of-way of record, but reference thereto shall not serve to reimpose same; and

3) All mortgages of record, if any.

NOTE that this Deed is recorded with minimal documentary stamps because it is a deed of real property to a trustee from a grantor who has the power to revoke the trust instrument.

FURTHER NOTE that this Deed is being prepared at the Grantor's request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Peter Byron Dooley

Print Name: Peter Byron Dooley

SCOTTIE UPSHALL
1204 Suncast Lane
El Dorado Hills, CA 95762

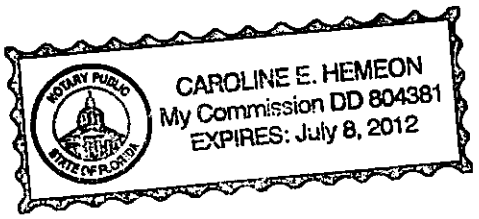
DIEGO SALAS

Print Name: DIEGO SALAS

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before ~~me this~~ 14th day of Jan., 2011, by SCOTTIE UPSHALL, a single man, who is either personally known to ~~me~~ or produced _____ as identification.

Caroline E. Hemeon
NOTARY PUBLIC
My Commission expires:
[Print, type or stamp name of Notary]



4835-4967-1438.1
45962/0001 bbf

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 502, also known as PH2, and Parking Space #12, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 200000714-0069948, as amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.