This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4144-115
PID # 554881

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 $39,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 23rd day of January, 2012.

Notary Public
My Commission Expires: 3/3/15
(Seal)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Luis David Caratachea 201 Hunterwood Dr White House TN 37188	NEW OWNER	051 12 078.00

BILL GARRETT, Davidson County
Trans:T20120008178 DEEDWARRSP
Recvd: 02/02/12 13:47 3 pgs
Fees:18.00 Taxes:147.63
20120202-0009625

SPECIAL WARRANTY DEED
(Corporation)

LPP Mortgage, LTD, 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, Senior Vice President, CLMG Corp., by virtue of the authority granted in a power of attorney filed for record as Instrument Number 20111227-0100882, 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 Luis David Caratachea, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Property located at 326 Due West Avenue, in the City of Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as Lot 12 on the unrecorded plan of the Core Subdivision, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 18, 2012 and known as Job No. 12-0004, as follows:

BEGINNING at an existing iron pipe in the southerly right-of-way of Due West Avenue at the Northwest corner of the herein-described tract and being the Northeast comer of Lot 11 of the Core Subdivision. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Due West Avenue, S 60°30'00" E - 75.00' to an iron pin set at the Northwest comer of Lot 13; Thence leaving the right-of-way of Due West Avenue with the westerly line of Lot 13, S 29'30'00" W - 150.00' to an iron pin set in the northerly line of the Whispering Hills Drive, L.L.C. property; Thence with said line, N 60°30'00" W - 75.00' to an iron pin set at the Southeast comer of Lot 11; Thence with the easterly line of Lot 11, N 29°30'00" E - 150.00' to the POINT OF BEGINNING, containing 11,250 square feet, more or less.

Being the same property conveyed to LPP Mortgage LTD by Substitute Trustee's Deed filed July 13, 2011 and recorded as Instrument No. 20110713-0053552 in the Register's Office for Davidson County, Tennessee.

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 his 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 28 day of December 2011.

LPP Mortgage, LTD by its duly authorized attorney in fact, Kent Twitchell, Senior Vice President, CLMG Corp

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 _____ ~~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.

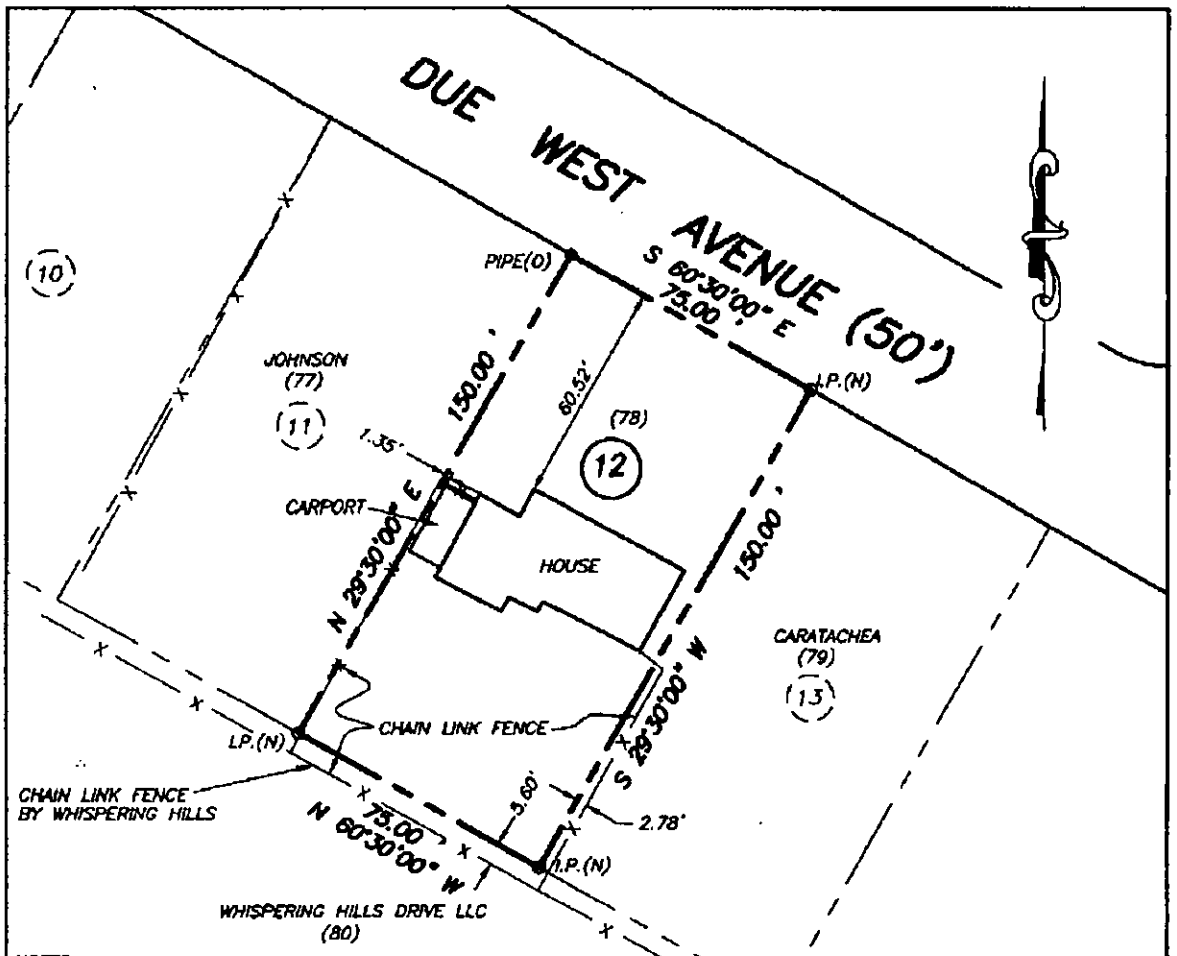
Witness my hand and official seal, at office this 28 day of December 2011.

_____
Notary Public

My commission expires:

6/4/14
(Seal)

BRANDON HOWELL
My Commission Expires
June 4, 2014



NOTES:

1. PROPERTY IS SHOWN AS PARCEL 78.00 ON DAVIDSON COUNTY PROPERTY MAP 51-12.
2. BEING THE SAME PROPERTY CONVEYED TO LPP MORTGAGE LTD. BY DEED OF RECORD IN INST. NO. 20110713-0053552, R.O.D.C., TN.
3. BEING LOT NO. 12 ON THE UNRECORDED PLAN OF OF THE CORE SUBDIVISION.
4. NORTH BASED ON PLAT.
5. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47037C0227F, DATED 4-20-01, THIS PROPERTY DOES NOT LIE INA FLOOD HAZRO AREA, ZONE "X".
6. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

BRUCE RAINEY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 829

LOT SURVEY FOR HARRIS REALTY

PROPERTY LOCATED AT 326 DUE WEST AVENUE IN THE CITY OF [illegible]
7th COUNCILMANIUC DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : JANUARY 18, 2012

SCALE : 1" = 40'

PREPARED BY :

Bruce Rainey AND ASSOCIATES

LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

JOB NO. 12-0004