S&K #: 11-017061

SPECIAL WARRANTY DEED

THIS DEED, between Beneficial Financial I, Inc., f/k/a Solstice Capital Group, Inc., organized and existing under the laws of the United States of America, hereinafter called Grantor, and JGLAC 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 7, on the Map of the Final Plat of the First Subdivision of the W. T. Berry Estate, in the Seventh (7th) Civil District of Davidson County, Tennessee, of record in Book 974, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot 7 fronts 60 feet on the easterly side of West Kirkwood Road and extends back 177.28 feet on the northerly line and 187.67 feet on the southerly line to a dead line on which it measures 61 feet 6 inches.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070620-0073772 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110613-0045097, 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.

Beneficial Financial I, Inc.,

BY: _____

Title: VP Tami Flores

BILL GARRETT, Davidson County
Trans:T20120014503 DEEDWARRSP
Recvd: 02/28/12 14:21 2 pgs
Fees:13.00 Taxes:573.87
20120228-0017248

STATE OF Cali
COUNTY OF CA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tom Flore with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an officer or authorized signatory of Beneficial Financial I, Inc., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 15 day of Feb, 2012.

Notary Public

My commission expires:

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

STATE OF Cali
COUNTY OF CA

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 $155,100.00 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 15 day of Feb, 2012.

Notary Public

My commission expires:

Property Address: 2806 West Kirkwood Avenue, Nashville, Tennessee 37204

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

JGLAC LLC
P.O. Box 729
CADIZ, KY 42211

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

S & K File # 11-017061

Map & Parcel - 11802010100

THIS INSTRUMENT PREPARED BY:
Lauren Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 155,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb 20 12

Deputy Register