BILL GARRETT, Davidson County
Trans:T20120020942 DEEDWARRSP
Recvd: 03/22/12 15:10 2 pgs
Fees:13.00 Taxes:86.58
20120322-0024567

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of March, 2012 by and between CPI Housing Fund, LLC, hereinafter called Grantor, and Westwood Communities, Inc., his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 47 on the Plan of Village by the Creek, Section 4, of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quit Claim Deed of record in Instrument Number 20111110-0087880, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 12 day of March, 2012.

CPI Housing Fund, LLC, by Phoenix Asset Management, LLC, its attorney in fact.

BY: [signature]

TITLE: AVP operations

STATE OF Colorado

COUNTY OF Denver

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Jackie Alsaghm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP-Operations of Phoenix Asset Management, LLC, and who acknowledged that she/he as _____, being authorized so to do, executed and delivered the foregoing instrument on behalf of CPI Housing Fund, LLC, by and through Phoenix Asset Management, LLC., (hereinafter referred to as "CPI Housing Fund, LLC"), as its attorney-in-fact and as the free act and deed of the within named CPI Housing Fund, LLC.

Witness my hand and seal, this 12 day of March, 2012.

AMIE M HOLMES
NOTARY PUBLIC
STATE OF COLORADO

[signature]
Notary Public

My Commission Expires: My Commission Expires 6/14/2013

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Property Address: 3509 Moorewood Drive, Nashville, TN 37207
Parcel # 05010037800

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Westwood Communities
1160 Gallatin Rd South #214
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 23,400.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF March 2012.

[signature]
Notary Public
My Commission Expires:

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012

7089-094034-LC