This instrument was prepared by Regions Mortgage, 215 Forrest Street, Hattiesburg, Mississippi 39401. The name and address of the new owner and to whom the tax statement should be sent to Island Source II, LLC, 601 Carlson Parkway, Suite 200, Minnetonka, MN 55305.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 162,500 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 22 day of March, 2012.

Notary Public

My Commission Expires: May 29th 2012

Nancy J. Hilsenbeck
Notary Public, State of New York
#01HI6059568
Qualified in Suffolk County
Comission Expires May 29, 2015

SPECIAL WARRANTY DEED

51-18330

For and in consideration of the sum of One Hundred Sixty-two and 50/100

($ 162,500) DOLLARS, cash in hand paid, and other goods and valuable considerations, the receipt of which is hereby acknowledged. REGIONS BANK, D/B/A REGIONS MORTGAGE, SUCCESSOR BY MERGER TO AMSOUTH BANK AND SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A. Grantor"), this date has bargained and sold, and by these presents does transfer and convey unto, Island Source II, LLC, ("Grantee"), the following described real estate situated in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

This conveyance is made expressly subject to all current and past due taxes and assessments, and subject to all prior reservations, restrictions, conditions and easements of record, and subject to any roadways or rights-of-way extending into, through, or under said property.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said part of the second part, his heirs, successors and assigns in fee simple forever. The grantor does hereby covenant with the Grantee, except as above noted, that at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Grantor makes no representations or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected the property and is purchasing the same based on no representations or warranties, expressed or implied, made by Grantor.

Davidson County DEEDWARRSP
Recvd: 03/30/12 12:03 4 pgs
Fees:23.00 Taxes:602.36
20120330-0027123

but on its own judgment.

In Witness Whereof, Regions Bank has caused this instrument to be executed by its Vice President on this 9TH day of March, 2012.

Regions Bank

By: Steven Purser
Its: Vice President

STATE OF MISSISSIPPI)

COUNTY OF FORREST)

Personally appeared before me, a Notary Public in and for said County and State, on this ___ day of March, 2012, within my jurisdiction, the within named Steven Purser, VP, with whom I am personally acquainted and who upon oath acknowledged himself to be Vice President, of Regions Bank, and that for and on behalf of said corporation and as its act and deed in its said representative capacity he executed the above and forgoing instrument, after first having been authorized by said corporation so to do.

Notary Public
My Commission Expires: August 17, 2014

Grantor's Address:
Regions Bank
215 Forrest Street
Hattiesburg, MS 39401

Grantee's Address: Tax Statement to
601 Carlson Parkway
Suite 200 Minnetonka
MN 55305

Exhibit "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 15, ON THE PLAN OF FIRST REVISION PHASE THREE LAKERIDGE, OF RECORD IN PLAT BOOK 9700, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRENDA L. FREEMAN AND HUSBAND, JAMES J. FREEMAN, JR., BY DEED DATED JULY 31, 1998 OF RECORD IN BOOK 11048, PAGE 706, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM JAMES JESSE FREEMAN, JR. TO BRENDA GILL FREEMAN, BY QUITCLAIM DEED DATED JUNE 28, 2006 OF RECORD IN INSTRUMENT NO. 20060706-0080882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 708 LAKERIDGE WAY, NASHVILLE, TENNESSEE 37214.

Title Vested: Regions Bank
Date Recorded: 11/01/2011
DBU + Page: 20111101-0085077

I, Catherine Nevor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New York

County of Suffolk

Personally appeared before me, Catherine Nevor, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mairaj Asad

Notary's Signature

MY COMMISSION EXPIRES: Apr 28 2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.

MAIRAJ ASAD
Notary Public, State of New York
Qualified in Suffolk County
No. 01AS6188170
Commission Expires Apr. 28, 2012