BILL GARRETT, Davidson County
Trans:T20120050290 DEEDWARRSP
Recvd: 07/09/12 13:42 6 pgs
Fees:33.00 Taxes:62.90
20120709-0060143

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Duke & Duke, LLC A Tennessee Limited Liability Company	Duke & Duke, LLC A Tennessee Limited Liability Company	09206027500
2725 Herman Street	342 Cool Springs Rd., Ste 202	
Nashville, TN 37208	Franklin, TN 37076	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Deutsche Bank National Trust Company as Trustee, FKA Bankers Trust Company of California, NA as Trustee for UCFC Loan Trust 1998-C,** ("Grantor"), in favor of **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **Seventeen Thousand ($17,000.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 5 day of June, 2012.

GRANTOR:
Deutsche Bank National Trust Company as Trustee, FKA Bankers Trust Company of California, NA as Trustee for UCFC Loan Trust 1998-C

By: _____
Name: Carolyn K. Cloud
Its: Vice President

By JPMorgan Chase Bank, National Association, Attorney in Fact

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

See Attached
Notary Acknowledgement

STATE OF FLORIDA

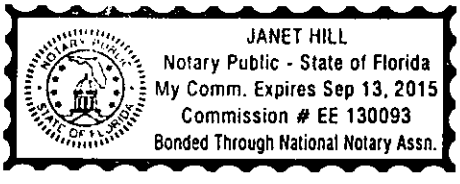
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 5, 2012, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Deutsche Bank National Trust Company as Trustee, FKA Bankers Trust Company of California, N.A. as Trustee for UCFC Loan Trust 1998-C, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Janet Hill



Buyer: **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

State of GA
County of Rockdale

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June 2012

Notary Public

My Commission Expires: 1-22-16

JOLIE M. WARD NOTARY PUBLIC MY COMMISSION EXPIRES JAN. 22, 2016 ROCKDALE COUNTY, GEORGIA

cl

SPECIAL WARRANTY DEED

EXHIBIT "A"

Property located in Davidson County, Tennessee, being Lot No. 11 on the Map of the Lapsley's Lots of record in Book 57, Page 3, of the Davidson County Register's Office.

The last recorded deed being the Trustee's Deed recorded 02/10/2012 as Instrument #20120210-0011938 in Davidson County, TN.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.