SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120064025 DEEDWARRSP
Recvd: 08/27/12 14:54 2 pgs
Fees: 13.00 Taxes: 92.50

20120827-0077081

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF AUGUST, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04768 NASHVILLE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nashville Real Estate, LLC	Nashville Real Estate Investments	07112001400
1506 Lischey Avenue	2012 21st Ave. South	
Nashville, TN 37207	Nashville, TN 37212	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMERICAN GENERAL FINANCIAL SERVICES, INC N/K/A SPRINGLEAF FINANCIAL SERVICES, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NASHVILLE REAL ESTATE INVESTMENTS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1506 Lischey Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 23rd day of August, 2012.

Springleaf Financial Services, Inc

BY:

ITS: JILL BROOKS Asst Vice President

Springleaf Financial Services, Inc. CORPORATE SEAL

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, Beverly S. Kuhr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Asst Vice President of, **AMERICAN GENERAL FINANCIAL SERVICES, INC N/K/S\A SPRINGLEAF FINANCIAL SERVICES, INC** the within named barganor, a corporation, and that, JILL BROOKS acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Evansville, Indiana, this 23rd day of August, 2012.

Notary Public Beverly J. Kuhr

My Commission Expires: 3-14-15

SEAL

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot A, TRINITY HEIGHTS ADDITION, RESUBDIVISION OF LOT 2, as shown on plat of record in Plat Book 4595, Page 196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Springleaf Financial Services, Inc., formerly known as American General Financial Services, Inc. by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, recorded on the 29th day of March, 2011 in Instrument No. 20110329-0023967, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.