Prepared by:
Stella M. Schirripa
Quality Properties Asset Management Company
100 South Charles Street, 3rd Floor
Baltimore, Md 21201

Davidson County DEEDWARRSP
Recvd: 09/10/12 09:29 3 pgs
Fees:18.00 Taxes:514.30
20120910-0081632

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 11th day of September, 2012, by and between **QUALITY PROPERTIES ASSET MANAGEMENT COMPANY,** an Illinois Corporation, with the address of 100 South Charles St. 3rd Floor, Baltimore, MD 21201 (hereinafter called "Grantor"), and ALYSE ELLIS, (hereinafter called "Grantee"):

WITNESSETH: that for and in consideration of the sum of ONE HUNDRED AND FORTY-FIVE THOUSAND DOLLARS ($145,000.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Grantor does grant and convey unto the Grantee, its successors and assigns, in fee simple, the following described land and premises (the "Property"), situate in Rutherford County, State of Tennessee, and described in Exhibit A attached hereto, together with all and singular the buildings and improvements thereupon erected, and all and every the ways, easements, rights, privileges and appurtenances to the same belonging or in any way appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the Grantor, of, in, to, or out of the Property.

TO HAVE AND TO HOLD the Property for the use and benefit of Grantee, its successors and assigns, in fee simple.

The conveyance herein made is subject to those matters described among the Official Records of Rutherford County, Tennessee as of the date hereof. With the exception of the foregoing, Grantor covenants that it has done no act to encumber the Property, and that it will defend Grantee against the claims of all persons claiming by, through or under Grantor, and no one else.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf as of the day and year first above written.

Quality Properties Asset Management Company,
an Illinois Corporation

Witness: Suzan Peele

By Stella M. Schirripa
Name: Stella M. Schirripa
Title: Vice President

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

On this the 31st day of August, 2012, before me, the undersigned officer, personally appeared Stella M. Schirripa, Vice President of Quality Properties Asset Management Company, who, as such officer of the Grantor herein, being authorized to do so, acknowledged to me that she executed the foregoing instrument for the purposes therein contained as such officer, having produced a valid driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Deborah Lynn Macness
Notary Public

My Commission Expires:
6-28-14

DEBORAH LYNN MACNESS NOTARY PUBLIC BALTIMORE COUNTY, MD COMM. EXP. JUNE 28, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 4th day of September, 2012

Notary Public
My Commission expires: 1-6-14 (Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Mail Tax bills to:
First Community Mortgage
275 Robert Rose Road
Murfreesboro, TN 37129

Address of New Owners:
Alyse N. Ellis
3137 Skinner Drive
Antioch, TN 37013

Map & Parcel:
174-11-0-A – 395.00

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF THE PROPERTY

Being Lot 344 of Cane Ridge Farms Subdivision, Phase 6, Section 2, as shown on plat of record in Instrument Number 20060531-0063598, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Quality Properties Asset Management Company from James R. Kelley, Substitute Trustee by Substitute Trustee's Deed on December 21, 2011, of record in Instrument Number 20111228-0101479, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

OWNER'S AFFIDAVIT