THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):

Advantage Title Company
2037 Liberty Road
Eldersburg, MD 21784
Telephone: 410-795-5105 Fax: 410-795-1577
File No. AT-36183REOMC

Davidson County DEEDWARRSP
Recvd: 10/05/12 11:25 3 pgs
Fees:18.00 Taxes:114.70
20121005-0091417

Property Address: 1716 4th Avenue, North, Nashville, TN 37208

---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF THIRTY ONE THOUSAND AND 00/100 DOLLARS ($31,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Generation Mortgage Company**, existing under the laws of California, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Fed Development, LLC, its successor and assigns,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

The land described herein is situated in the State of Tennessee, County of Davidson, City of Nashville, and is described as follows:

Being the Southerly 2 and half feet of Lot No. 29 and the Northerly 35 feet of Lot No. 30 in D.T. McGavock's Plan of 98 Lots, sometimes called D.T. McGavock's Second Addition to Nashville, as of record in Book 21, Page 7, Register's Office for said county. Said Southerly part of Lot No. 29 and Northerly part of Lot No. 30 front together 37 and a half feet on the Easterly side of 4th Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to the Estate of Frances E. Sims and William D. Sims by Warranty Deed recorded July 12, 1976, at Book 5044, Page 164, Register's Office for Davidson County, Tennessee. See Trustees Deed in Instrument # 20126011-0050470, RODCTN

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as 1716 4th Avenue, North, Nashville, TN 37208

Tax ID#: 08205007700

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a Trustee's Deed from Wilson & Associates, PLLC, dated June 5, 2012, and recorded June 11, 2012, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20120611-0050470.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant specially and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and its successors to warrant specially and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 4 day of October, 2012.

GENERATION MORTGAGE COMPANY

By: _____
Printed Name: Mark Sohl
Title: Chief Operating Officer
For Generation Mortgage Company
ISAOA

STATE OF Georgia
COUNTY OF Coweta

On this the 4 day of October, 2012, before me, Mark H. Sohl, the undersigned officer, personally appeared COO of Generation Mortgage Company, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as Mark H. Sohl.

_____
Notary Public
My Commission expires: _____

DINA I. CABRERA NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Feb. 23, 2016

Grantor's Name, Address, Phone:
Generation Mortgage Company
3565 Piedmont Road, NE, Suite 300
Atlanta, GA 30305

Grantee's Name, Address, Phone:
Fed Development, LLC

Grantee's address/mail tax bills to:
Fed Development
7305 Autumn Crossing Way
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $31,000.00

_____
AFFIANT

Subscribed and sworn to before me, this 5th day of **October, 2012**.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, Carl E. Dunphy, II, 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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE