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Davidson County	DEEDWARRSP
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Fees:23.00 Taxes:443.63	
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Prepared by:
Stella M. Schirripa
Quality Properties Asset Management Company
100 South Charles Street, 3rd Floor
Baltimore, Md 21201

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 31 day of January 2013 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 **RACQUEL CRAWFORD**, (hereinafter called "Grantee"):

WITNESSETH: that for and in consideration of the sum of ONE HUNDRED AND THIRTY-FOUR THOUSAND DOLLARS ($119,900.00) 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 Davidson 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 Davidson Count y, 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: Nancy Melefsky

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 January 2013, 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.

Karen M. Koch
Notary Public

My Commission Expires: 3-4-2014

KAREN M. KOCH NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD COMM. EXP. MARCH 4, 2014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 119,900.

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January 2013.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016.
(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Phase Six, Cambridge Forest of record in Instrument Number 20070430-0051165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed from Danco Property Investments, LLC, a Tennessee limited liability company, of record at Instrument No. 20070613-0070909, Register's Office for Davidson County, Tennessee, dated May 21, 2007; and

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

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY