This instrument prepared by and after recording return to:

Thompson Burton PLLC
Corporate Centre Seven
840 Crescent Centre Drive, Suite 140
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

BILL GARRETT, Davidson County
Trans:T20130034693 DEEDWARRSP
Recvd: 04/29/13 08:11 4 pgs
Fees:23.00 Taxes:333.00
20130429-0042101

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Arianna Melendez 1515 Monticello Ave. Madison, TN 37115	PrimeLending 18111 Preston Rd, Ste.900 Dallas, TX 75252	034-09-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TIGER FINANCIAL CORPORATION** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ARIANNA MELENDEZ,** a married woman (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference. The sale of the Property is sold **AS IS, WHERE IS**, without representations or warranties of any kind, including fitness for a particular use or purpose and as more particularly described on **Exhibit "B"**.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 25 day of April _____, 2013.

TIGER FINANCIAL CORPORATION,
a Nevada corporation

By: Charles R Henson
Name: Charles R Henson
Its: Vice President

STATE OF Texas)
) SS.
COUNTY OF McLennan)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Charles Henson the Vice President of Tiger Financial Corporation, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Waco, Tx this 25 day of April, 2013.

K. Elaine Ault
Notary Public

My Commission Expires:
8-29-15

K ELAINE AULT
Notary Public
STATE OF TEXAS
My Comm. Exp. August 29 2015

STATE OF Texas)
) SS.
COUNTY OF McLennan)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 90,000, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Charles R Henson
Affiant

Sworn to and subscribed before me,
this ____ day of April, 2013.

K. Elaine Ault
NOTARY PUBLIC

My Commission Expires: 8-29-15

K ELAINE AULT
Notary Public
STATE OF TEXAS
My Comm. Exp. August 29 2015

EXHIBIT "A"

Legal Description of the Property

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 5 of the Plan of Rebecca Heights, of record in Book 2330, page 150, said Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 126.5 feet on the easterly side of Monticello Drive and extends back between lines 295 feet on the northerly line and 295.3 feet on the southerly line, to a dead line in the rear, measuring 141.5 feet thereon.

Being the same property conveyed to Tiger Financial Corporation, a Nevada corporation, by Deed from William W. Burton, Substitute Trustee, dated October 30, 2012, and filed for record on November 5, 2012, recorded as Instrument No. 201211050101523, Register's Officer of Davidson County, Tennessee.

Tax Parcel ID: 034-09-0-021.00.
Property Address: 1515 Monticello Avenue, Madison, Tennessee 37115.

EXHIBIT "B"

Permitted Exceptions

1. Real Property Taxes for the year 2013 and later, a lien not yet due and payable.

2. Mineral and mining rights not owned by Grantor.

3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.

4. All matters shown on any recorded plat, including without limitation plat recorded at Plat Book 2330, Page 150, Register's Office of Davidson County, Tennessee.

5. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.

6. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

7. The Property is conveyed **"As is" and "where is"**, with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor;

8. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

9. To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

10. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.

11. Grantor shall not be liable to the Grantee for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.