RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, LLC
6471 Stage Road, Suite #201
Bartlett, TN 38134
REO/LN # 12243/9404716-JP

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of January, 2002, by and between:

AMRIQUEST MORTGAGE COMPANY,
grantor and party of the first part,

Davidson County DEEDWARR
Recvd: 01/18/02 11:09 2pgs
Fees:13.00 Taxes:379.25
20020118-0007790

and,

SAYED N. HASHEMI, married
grantee and party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

Being Lot No. 34 on the plan of Harpeth Estates, Section One, of record in Book 3842, Page 186, Register's Office for said County, said Lot No. 34, which is a corner lot, fronts 104.45 feet on the northerly margin of George Gaines Road and fronts 87.0 feet on the westerly margin of Bellevue Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 106.4 feet on the northerly line and 101.25 feet on the westerly line to a point of intersection.

Property Address: 7400 George Gaines Road, Nashville, TN 37221
Tax Parcel ID No.: 142-10; 37.00

Being the same property conveyed to grantors herein from Clifton E. Darnell, Substitute Trustee by Substitute Trustee's deed at Instrument No. 20011016-0112335 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

- subdivision restrictions, building lines and easements of record as shown on plan of record at Book 3842, Page 186;
- year 2002 real property taxes not yet due and payable;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the undersigned, Ameriquest Mortgage Company, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Ameriquest Mortgage Company

BY: _____
Stephen Sharrock, Vice President

BY: _____
Jeff Rivas, REO Manager

STATE OF CA

COUNTY OF Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen Sharrock & Jeff Rivas, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President & REO Manager of Ameriquest Mortgage Company the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 11th day of January, 2002.

NOTARY PUBLIC

J. POWER
Commission # 1264175
Notary Public - California
Orange County
My Comm. Expires May 18, 2004

My Commission Expires:
5/18/04

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I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sayed N. Hashemi
Affiant

Subscribed and sworn to before me this 16th day of January, 2002.

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

Notary Public

Commission expires: 10-12-05

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Mail tax bills to and property owner:
SAYED N. HASHEMI
7400 George Gaines Drive
Nashville, TN 37221

Map and Parcel

Map 142-10
Parcel 37.00