Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-2183
1-77141

Davidson County DEEDWARR
Recvd: 03/24/04 10:39 3pgs
Fees:18.00 Taxes:369.08
20040324-0033167

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1 day of March, 2004, by Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, Grantor, by its duly authorized attorney in fact, Burrow Closing Management Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Frank Lohrasbi and Fruzandeh Roshanfar, Grantees, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Locustwood, Section 2, as of record in book 2331, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Federal Home Loan Mortgage Corporation by Corrected Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record July 9, 2003 as instrument number 20030709-0094466, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3916 East Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Federal H ome L oan Mortgage Corporation by its duly appointed attorney-in-fact, Burrow Closing Management Corporation

BY: _____

ITS JULIO GONZALEZ, CLOSING COORDINATOR

Acknowledgment

State of { CALIFORNIA }
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JULIO GONZALEZ to me personally well-know, who acknowledged that he/she is the CLOSING COORDINATOR of Burrow Closing Management Corporation, a corporation, as attorney-in-fact for Federal Home Loan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 1 day of March, 2004.

_____
Notary Public

My commission expires:

JUNE 12, 2005
(Seal)

KARI L. SCHULTZ
Commission # 1308771
Notary Public - California
Orange County
My Comm. Expires Jun 12, 2005

I, or we, hereby 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, $99,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15 day of March, 2004.

Notary Public

My commission expires:

PAMELA GRAY ADDISON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

(Seal)

MY COMMISSION EXPIRES:
September 13, 2005

Property owner and party responsible for payment of taxes:
Frank Lohrasbi
3916 East Ridge Drive
Nashville, TN, 37211

Map No. 717-201839

Return to:

Associates Closing & Title—HURON
11501 Huron Lane
Little Rock, AR 72211