4000267668

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1 day of September, 2004, by and between, **DLJ Mortgage Capital, Inc., by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corporation, as Attorney-in-Fact,** party of the first part, and **Khosrow Saeedpour and wife, Shahin Saeedpour,** 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit :

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOW TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO 33 UNIT NO. 217, AND GARAGE NOS, 1 & 2 ON THE PLAN OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, AS OF RECORD IN BOOK 4675, PAGE 128, 129 AND 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL FIXTURES APPLIANCE, WALLCOVERING CARPETS OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY-LAW OF RECORD IN BOOK 4834, PAGE 257 THRU 312 AS AMENDED IN BOOK 4984 PAGE 174 BOOK 5045 PAGE 860 BOOK 5086 PAGE 80 AND BOOK 5259 PAGE 5, AND THE CHARTER OF CREEKSIDE MEADOWS ASSOCIATION, INC. OF RECORD IN BOOK 4836 PAGE 610 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Property known as **810 Bellevue Road #217, Nashville, Tennessee, 37221**

Parcel No. **143-06-O-B**

This being the same property conveyed to **Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corporation,** by Special Trustee's Deed of record in Instrument Number 20040322-0031846, in the Register's Office of Davidson County, Tennessee. and by # 20041004-0119064 .R.O.O.C .

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its 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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PEPPERTREE-CREEKSIDE MEADOWS Condominium of record in Book 4834, Page 257 , as amended by instrument(s) of record in Book 4984, Page 174, Book 5045, Page 860, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6237, Page 644 and Book 7610, Page 473; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and Bylaws recorded at Book 4834, Page 297, Book 6237, Page 644 and Book 6535, Page 727, and Easement recorded in PlatBook 5519, Page 80, and 2005 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/04/04 10:36 2pgs
Fees:13.00 Taxes:249.75

20041004-0119066

DLJ Mortgage Capital, Inc.

by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corporation, as Attorney-in-Fact

DAVID FRANCIS DOC CONTROL OFFICER

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me a Notary Public DAVID FRANCIS DOC CONTROL OFFICER with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Doc. Control Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 1 day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

STATE OF) Tennessee
COUNTY OF) Shelby

I 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, is $67,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 21st day of September, 2004.

NOTARY PUBLIC

TORRI MAE MERCER
My Commission Expires
NOTARY PUBLIC AT LARGE
March 5, 2006
SHELBY COUNTY, TN

My commission expires:
March 5, 2006

Property Address:
810 Bellevue Road
Nashville, TN 37221

New Owner and Mail Tax Bills to:
Koshrow and Shahin Saeedpour
810 Bellevue Rd. #217
Nashville, TN 37221

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427