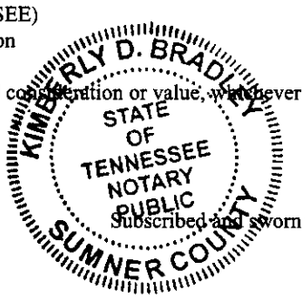
STATE OF TENNESSEE)
COUNTY OF Davidson




The actual consideration or value, whichever is greater or this transfer is $240,000.00

Affiant

Subscribed and sworn to before me this 9th day of June, 2006.

Notary Public

My Commission Expires: 7-8-09

| ADDRESS NEW OWNER(S) : | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Fereidoun Davachi and Ashraf Jallilnezhad, husband and wife (NAME) | (NAME) | 115-2-11 |
| 930 Downey Drive (STREET ADDRESS ) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (STATE) ( ZIP) | (CITY) (STATE) (ZIP) | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Franklin Credit Management Corporation ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Fereidoun Davachi and Ashraf Jallilnezhad, husband and wife ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 13, on the plan of Brook Meade Addition, Section 1, as shown on plat of record in Plat Book 2663, Page 53, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 13 fronts 158.5 feet on the easterly margin of Downey Drive and extends back 339.8 feet more or less on the northerly line and 326.7 feet more or less on the southerly line to the center line of Davidson Branch in the rear, measuring 140 feet more or less thereon.**

**Being the same property conveyed to Franklin Credit Management Corporation, by Deed of Record as Instrument #200511170139030, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2005 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Current and future taxes will be assumed by the Grantee herein.

**TO HAVE AND TO HOLD** the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Davidson County DEEDWARR
Recvd: 06/22/06 15:07 2 pgs
Fees:13.00 Taxes:888.00
20060622-0074790

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed on this the 9th day of June, 2006.

Franklin Credit Management Corporation

By: _____
Kim Shaw
Vice President of Accounting

FRANKLIN CREDIT MGMT. CORP.
101 HUDSON STREET, 25TH FLOOR
JERSEY CITY, NJ 07302
PHONE: 201-604-1800
FAX: 201-604-4520

This is improved property known as 930 Downey Drive, Nashville, TN 37205.

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~Davidson~~ Hudson

Personally appeared before ~~me~~, the undersigned, a Notary Public in and of said County and State, the within named Jim Shaw, V Pres Acc (title) for Franklin Credit Management Corporation, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 9th day of June, 2006.

My Commission Expires: 06/03/09

Notary Public
MARINA VITENSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 3, 2009

MARINA VITENSON NOTARY PUBLIC STATE OF NEW JERSEY

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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