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THIS INSTRUMENT PREPARED BY:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/28/06 15:26 2 pg:
Fees:13.00 Taxes:81.40

20061228-0160342

20B

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20TH day of December, 2006, by GREENPOINT MORTGAGE FUNDING, hereinafter called Grantor and HESSAMEDIN MOHAMMADKHAH HAJIAGHA, his successors, and assigns, hereinafter called Grantee(s),

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the Grantees and other valuable considerations, the receipt of which is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described LAND in Davidson County Tennessee, described as follows:

BEING Lot No. 67, on the Plan of Eastmoreland Place, as shown on Plat of record in Plat Book 161, page 170, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to GreenPoint Mortgage Funding, by Trustee's Deed dated November 16, 2006, of record at instrument No. 20061127-0145657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements and restrictive covenants of record.

This is improved property known as: 129 Lucile Street, Nashville, TN 37207

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee(s), his, successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be executed by and through its duly authorized officers, this 20 day of DECEMBER, 2006.

GREENPOINT MORTGAGE FUNDING

By: Erene Conte

Title: Assist Sec

STATE OF NEW YORK
COUNTY OF Suffolk

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ERENE CONTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the Assist Sec of GREENPOINT MORTGAGE, FUNDING, the within named bargainor, and that Erene Conte as such Assist Sec, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of ERENE CONTE, by the said GreenPoint Mortgage Funding, as such Assist Sec.

Witness my hand and Official Seal at office this 20 day of December 2006.

JUDITH A. FITZGERALD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FI6153051
Qualified In Suffolk County
My Commission Expires September 25, 2010

Judith A. Fitzgerald
Notary Public

My Commission Expires:

****

New Owner: HESSAMEDIN MOHAMMADKHAH HAJIAGHA
Property Address: 129 Lucile Street, Nashville, TN 37207

New Owner Mailing Address: 6306 Wessex Drive
Nashville, TN 37211

Map 71.15; Parcel 39.00
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES: Same As New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater, for this transfer is $22,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2006.

Doris Coley
Notary Public
My Commission Expires: 9/21/09