Box 34

Instrument prepared by and
Return To:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2063-220
Client No. 18945899
3312968

Davidson County DEEDWARR
Recvd: 03/22/07 09:21 3 pgs
Fees:18.00 Taxes:455.10
20070322-0034718

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14 day of March, 2007, by Homesales, Inc., Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tomas Jiron and Teresa Jiron, Grantees, the following land in Davidson County, Tennessee:

ALL THE FOLLOWING DESCRIBED RE&L ESTATE IN DAVIDSON, IN THE STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, ON THE PLAN OF SECTION 1, MONTE CARLO ESTATES, AS OF RECORD IN BOOK 4675, PAGE 68. REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE I S HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HOMESALES, INC. IN TRUSTEE'S DEED FILED AS INSTRUMENT NUMBER 20070119-0007592.

Commonly known as: 608 Monte Carlo Drive Antioch, TN 37013.

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, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

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

Homesales, Inc., by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), by Limited Power of Attorney recorded the _____ day of _____ 2007 as Instrument Number 20070322034717 in the Register's Office for Davidson County, Tennessee.

BY: _____

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or Agent

ITS: JESSICA RAMIREZ, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared JESSICA RAMIREZ, VICE PRESIDENT of National Default REO Services, d/b/a First American Asset Closing Services, a Limited Liability Company, as attorney-in-fact for Homesales, Inc., 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 14 day of March, 2007.

(Seal)

Notary Public: MONA HAJATI

My commission expires: JULY 3, 2010

MONA M. HAJATI
Commission # 1679458
Notary Public - California
Orange County
My Comm. Expires Jul 3, 2010

State of Tennessee
)ss
County of Williamson

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, $123,000.00, 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 16th day of March, 2007.

(Seal)

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public

My commission expires: 3/25/07

Property owner and party responsible for payment of taxes:

Tomas Jiron
608 Monte Carlo Drive
Antioch, TN, 37013

Map No. 17204001500

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