Return To. Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027

File Box 30

Instrument prepared by and return to:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1008-018
Asset No. 7432122612

Davidson County DEEDWARR
Recvd: 06/20/07 16:02 3 pgs
Fees:18.00 Taxes:930.92
20070620-0073895

# SPECIAL WARRANTY DEED

(Corporation)

Special warranty deed made on the 12th day of June, 2007, by Homecomings Financial Network, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Navid Derakhshanian and Vahid ~~Derakhshanian~~ *Derakhshanian, Grantees, the following land in Davidson County, Tennessee:

*Derakhshanian

Land in Davidson County, Tennessee, being Lot NO. 22 on the plan of Section One, Sugar Valley, of record in pud boundary Book 9700, Page 374, as amended in Book 9700, Page 709 through 711, Register's Office for said county to which plan reference is here made for a more complete description. Being the same property conveyed to the grantors by deed of even date being filed for record simultaneously herewith.

Being the same property conveyed to Homecomings Financial Network Inc. in Substitute Trustee's Deed filed as instrument number 20070418-0046212.

Commonly known as: 6868 Sunnywood 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, 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.

Homecomings Financial Network, Inc.

BY: Cathy Crawford

ITS: Vice President, Cathy Crawford

Homecomings Financial Network CORPORATE SEAL 1996 DELAWARE

Acknowledgment

**State of TEXAS**

**)ss.**

**County of DALLAS**

**On this 12th day June, 2007 before me, a Notary Public, personally appeared** Cathy Crawford **, to me personally well-known, who acknowledged that he/she is the** Vice President **, of Homecomings Financial Network, 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 by himself/herself as such officer.**

**Witness my hand and seal this 12th day of June, 2007.**

**(Seal)**

**Notary Public**

**My commission expires:** 2-27-11

MARVIN HENKES
Notary Public, State of Texas
My Commission Expires
February 27, 2011

**State of TEXAS**

**)ss**

**County of DALLAS**

**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, $251,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Floyd McCain

**Affiant**

**Subscribed and sworn to before me this 12th day of June, 2007.**

**(Seal)**

MARVIN HENKES
Notary Public, State of Texas
My Commission Expires
February 27, 2011

Clw Henkes

**Notary Public**

**My commission expires:** 2-27-11

**Property owner and party responsible for payment of taxes:**

**Navid Derakhshanian**
**6868 Sunnywood Drive**
**Nashville, TN 37211**

**Parcel #181010A01900C0**

**Return to:**

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