Davidson County DEEDWARR
Recvd: 02/15/08 11:16 3 pgs
Fees:18.00 Taxes:81.40
20080215-0015239

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1 day of **February, 2008** by and between, **Wachovia Bank, National Association** hereinafter called Grantor, Mehdy Kheshti hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of Davidson, State of Tennessee, to wit:

See Exhibit A for Legal Description

Commonly Known as: 2973 Anderson Road Nashville, TN 37217

Subject to 2008 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed under Davidson County Register's Instrument Number 200708090095270.

Tax Parcel Number: 150-05-0C-0001.00

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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

WITNESS the signature of the Grantor the day and year first above written.

Wachovia Bank, National Association
BY: SPECIALIZED LOAN SERVICING
AS ATTORNEY-IN-FACT

BY: _____

TITLE: Kathryn L. Berthiaume
Assistant Vice President

STATE OF Colorado
COUNTY OF Denver

Before me, a Notary Public in and for said State and County, personally appeared Kathryn L. Berthiaume, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the Assistant Vice President of Specialized Loan Servicing., the Attorney In Fact for **Wachovia Bank, National Association** the within named bargainor, and that she as such Assistant Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Wachovia Bank, National Association,** by Specialized Loan Servicing., as Attorney In Fact, by herself as such.

WITNESS my hand and Notarial Seal at office this 1 day of February, 2008.

-SEAL- KELLY KILCREASE NOTARY PUBLIC STATE OF COLORADO

Notary Public
My commission expires: 5/23/11

STATE OF Colorado
COUNTY OF Denver

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $22,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1 day of February, 2008.

My Commission Expires: 5/23/11

Notary Public

KELLY KILCREASE NOTARY PUBLIC STATE OF COLORADO

Owner's Mailing Address:
Mehdy Khesht
401 Theresa Avenue
Nashville, TN 37205

Property Address:
2973 Anderson Road
Nashville, TN 37217

Person or entity responsible for
The payment of taxes:
Mehdy Khesht
401 Theresa Avenue
Nashville, TN 37205

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No:

Exhibit A

Located in the 13th Civil District of Davidson County, Tennessee, being Unit 1 of Master Deed for 2971 Anderson Road Condominiums of record in Instrument No. 20030113000515 4 as set out in Exhibit C amending Lot 94 on the plan of Section One, Forest View Park plan of record in Plat Book 3700, Page 109 and 110, all of record in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dawn Gibson David Gibson from Gary Nelson, Sr. Gary Nelson, Jr., by Warranty Deed of record in Instrument # 200510210127256, in the Register's Office of Davidson County, Tennessee.