McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 05/21/08 11:16 3 pgs
Fees:18.00 Taxes:784.40
20080521-0052071

RT 5568

08533AC

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this ~~April~~ May 12, 2008 by and between **INDYMAC BANK, F.S.B.**, herein called Grantor, and **SARKAT ALI AND RASHID ALI**, herein called Grantees,

WITNESSETH: That for and In consideration of **TWO HUNDRED TWELVE THOUSAND and 00/100 Dollars ($212,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt 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, County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **Davidson COUNTY REGISTER, TENNESSEE** under Instrument No. **20080122-0006532, dated January 10, 2008 and recorded January 22, 2008**

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of _____ taxes for the year _____, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

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

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

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

IndyMac Bank, F.S.B.

By: TIM BEADNELL
Title: AVP REO

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, **TIM BEADNELL, AVP REO** of IndyMac Bank, FSB the within named, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes herein contained.

Witness my hand, at office: 7700 West Parmer Lane Bldg. D, Austin TX 78729

NOTARY PUBLIC
My Commission Expires: 8-24-2010

JOSIE SALAZAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 24, 2010

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$212,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cary B. Sternberg Affiant
Vice President

Witness my hand, at office: 7700 West Parmer Lane Bldg. D, Austin TX 78729.

NOTARY PUBLIC
My Commission Expires: 8-24-2010

JOSIE SALAZAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug. 24, 2010

Property Address: **7072 RED APPLE ROAD A/K/A 4072 OCTOBER WOODS DR, ANTIOCH, TN 37013**
Owner's Name: **SARKAT ALI AND RASHID ALI**
Owner's Address: **7072 RED APPLE ROAD A/K/A 4072 OCTOBER WOODS DR, ANTIOCH, TN 37013**
Mail Tax bill to: Sarkat Ali and Rashid Ali 4072 October Woods Dr, Antioch TN 37013
Parcel No. 182-12-0-A- 088.00CO

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

Escrow File No.: **RT5568**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 238 on the Plan of Phase Six, Section Three, Apple Valley, a Residential Planned Unit Development of record in Instrument Number 20050125-0008848, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to H & J Builders, Inc. by Warranty Deed from Designer Homes, GP dated June 29, 2005 and recorded July 1, 2005 in Instrument Number 20050701-0076336, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jennifer L. Suddeth, married, by Warranty Deed from H & J Builders, Inc. dated June 30, 2006 and recorded July 6, 2006 in Instrument Number 20060706-0081161, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to IndyMac Bank F.S.B. by Substitute Trustee's Deed from Shapiro & Kirsch LLP., as Substitute Trustee, dated January 10, 2008 and recorded January 22, 2008 in Instrument Number 20080122-0006532, Register's Office for Davidson County, Tennessee.