SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Anthony W. Youssefi
5436 Oak Chase Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New South Fed Savings Bank
P.O. Box 986
Newark, NJ 07184

MAP-PARCEL NOS.
173-04-0-A-301.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2008.

Notary Public

My Commission Expires: 03/21/09
(Affix Seal)

Davidson County DEEDWARR
Recvd: 07/14/08 10:50 3 pgs
Fees:18.00 Taxes:677.10
20080714-0071890

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

THIS INDENTURE, made and entered into on the **23rd** day of **June, 2008**, by and between **Kondaur Capital Corporation, a Delaware Corporation, ("Grantor")**, and **Anthony W. Youssefi, an unmarried individual, Parviz Youssefi and DeAnne C. Youssefi, husband and wife, as joint tenants with rights of survivorship, ("Grantee")**,

WITNESSETH: For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 245 on the Plan of OAK HIGHLANDS, PHASE THREE, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kondaur Capital Corporation, a Delaware Corporation, by Quit Claim Deed from ACT Properties, LLC, of record in Instrument No. 20080714-0071889, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HIGHLANDS, PHASE III, as recorded in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77 & Book 10181, Page 986, & Book 10548, Page 501, & Book 10548, Page 503, and Instrument Nos. 20000428-0042354, 20020725-0089130 and 20020725-0089131, Register's Office for Davidson County, Tennessee.

5. Terms and provisions of By-Laws recorded in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association recorded in Book 7337, Page 529 and Book 8765, Page 100 and Merger of record in Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee.

7. Easement for ingress and egress recorded in Book 1318, Page 518, Register's Office for Davidson County, Tennessee.

8. PUD Boundary recorded in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance recorded in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, Book 7748, Page 453 and Book 7893, Page 334, Register's Office for Davidson County, Tennessee.

10. Quitclaim Deed for common areas to Homeowners Association recorded in Book 7437, Page 697 and Instrument No. 20000502-0044049, 20040217-0017737 & 20020619-0074183, Register's Office for Davidson County, Tennessee.

11. Storm Water Detention Agreement recorded in Book 7189, Page 379 and Instrument No. 20010503-0045314, Register's Office for Davidson County, Tennessee.

12. Sanitary Sewer Easement of record in Instrument No. 20001002-0097138, Instrument No. 20001002-0097138, Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206, Register's Office for Davidson County, Tennessee.

13. Certificate of Voluntary Withdrawal of record in Instrument No. 20001006-0099635, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5436 Oak Chase Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant, warrant and bind itself, its successors and assigns to Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforedescribed Real Estate; that it has good right to sell and convey the same; that the same is unencumbered and restricted, EXCEPT as set forth herein, and that it, on behalf of itself, its successors and assigns, warrants and shall forever defend the title and quiet possession the title and quiet possession of the Real Estate against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

Witness our hands on the **23rd** day of **June, 2008.**

Kondaur Capital Corporation

By: **Janice Ramocinski**
It's: **Chief Operating Officer**

STATE OF **CALIFORNIA**

COUNTY OF **ORANGE**

Before me, the undersigned of the State and County mentioned, personally appeared **Janice Ramocinski** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Chief Operating Officer** of **Kondaur Capital Corporation,** the within named bargainor, a Delaware Corporation, and as such **Chief Operaing Officer**, she executed the foregoing instrument for the purposed therein contained, by personally signing the name of **Kondaur Capital Corporation** as **Chief Operating Officer.**

Witness my hand and Seal at office on the 23 day of **June, 2008.**

Notary Public

My Commission Expires: 9/26/2010

INM1 TINA M. GEE COMM. # 1695851 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires Sept. 26, 2010 INM1