(3) $624.80

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-511
4150205

Davidson County DEEDWARR
Recvd: 09/03/08 10:45 3 pgs
Fees:18.00 Taxes:606.80
20080903-0090118

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of August, 2008, by PHH Mortgage Corporation, by its duly authorized attorney in fact, Coldwell Banker Residential Real Estate, LLC, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Magdy Bedaa and Nadia Tadress, husband and wife, and Rimon Nagy, an unmarried man, Grantees, the following land in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee to wit:

Lot Number 5 on the Plan of Ransom Park, Section One, of record as Instrument Number 200110230-0115381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc. as nominee for Towry to Coldwell Banker Mortgage by Sub. Trustee's Deed recorded April 3, 2008 as Instrument Number 20080403-0033617 in the Register's Office in Davidson County, Tennessee.

Being further conveyed to PHH Mortgage Corporation, by Quitclaim Deed from Mortgage Electronic Registration Systems, Inc. as nominee for Towry to Coldwell Banker Mortgage, of record in Instrument Number 20080903 0090116 Register's Office for Davidson County, Tennessee.

Commonly known as: 1877 Olive Circle, Nashville, TN 37217.

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.

POA # 20080903009011 7

PHH Mortgage Corporation, by Coldwell Banker Residential Real Estate LLC as Attorney-in-Fact

POA: [signature]

BY: Ximena Wolf

ITS: Asst Vice Pres

CALIFORNIA CO-DIRECTED BANKER RESIDENTIAL REAL ESTATE, LLC LIMITED LIABILITY COMPANY SEAL JULY 25, 2007

Acknowledgment

State of FL

County of Broward **)ss.**

* as Attorney in fact for PHH Mortgage Corporation

On this day before me, a Notary Public, personally appeared Ximena Wolf, **to me personally well-known, who acknowledged that he/she is the** AVP **of** Coldwell Banker Residential Real Estate, LLC * ~~a corporation, 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 4 **day of** August, 2008.

HOLLY HOKENSTROM
MY COMMISSION # DD 351925
EXPIRES: December 12, 2008
Bonded Thru Notary Public Underwriters

Holly Hokenstrom

Notary Public

My commission expires:

12/12/08

(Seal)

State of TN

)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, $164,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 2nd day of Sept 2008.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Magdy Bedaa
1877 Olive Circle
Nashville, TN, 37217

Map No. 135-10-0-C-013.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211