Davidson County DEEDWARR
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Fees:23.00 Taxes:2686.20
20080923-0096928

Prepared By and Returnable to:
Bone McAllester Norton PLLC (th)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Faran Ferdowsi Talieh Ferdowsi 1312 Harding Place, Unit 1 Nashville, Tennessee 37215	New Owner	Part of: Map/Parcel#:131-11-0-F-00100C0

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank ("Grantor") has this day bargained and sold and does hereby transfer and convey unto Faran Ferdowsi and Talieh Ferdowsi, husband and wife (herein individually and collectively "Grantee"), Grantee's heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows (the "Land"):

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 1, Townhomes of 1312 Harding a horizontal property regime, created under Title 66, Chapter 27 Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record as Instrument No. 20080407-0034962, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set for the in said Master Deed.

Being part of the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20080104-0001224, said Register's Office.

This is improved property known as 1312 Harding Place, Unit 1, Nashville, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description is drawn from recorded documents or has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's heirs and representatives.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit A, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2008 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 12 day of September, 2008.

GRANTOR:

GREENBANK

William W. Adams, Jr.
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alice A. Morton, a Notary Public for the State and County aforesaid, William W. Adams, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of GreenBank, the maker, and is duly authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 12 of September, 2008.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

ALICE A. MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the consideration for this transfer or the value of the Property is $726,000.00.

AFFIANT

Subscribed and sworn to before me, this 12 day of September, 2008.

Notary Public

ALICE A. MORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2008

EXHIBIT A
PERMITTED EXCEPTIONS

Permitted Encumbrances

1. 2008 Davidson County property taxes are a lien but not yet due and payable.

2. All matters of record as shown on the Plat of Record in Plat Book 2133, Page 81 and 82 and an amendment by Instrument No. 2006 0120-0007791 said Register's Office..

3. Subject to Master Deed Establishing Townhomes at 1312 Harding of record in Instrument No. 20080407-0034962 of Said Register's Office.

4. Any and all building and zoning regulations of City, County and State.