BOX 13
#14848

Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

AMIR DUHOKY
3841 Faulkner Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090022783 DEEDWARR
Recvd: 04/06/09 13:42 3 pgs
Fees:18.00 Taxes:414.40
20090406-0031232

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of March, 2009, by and between

BANCO POPULAR NORTH AMERICA

Hereinafter referred to as Grantor, and

AMIR DUHOKY ,MARRIED AND ISMAEL HASAN, MARRIED

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE HUNDRED TWELVE THOUSAND AND 00/100 ($112,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in ~~Book _____, at page _____~~, Instrument Number 200808220086678, of Davidson County, Tennessee.

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 said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the 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:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

BANCO POPULAR NORTH AMERICA

BY: _____

STATE OF Texas }
COUNTY OF Harris }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, David Catlow with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the V.P. of the within bargainor, and that he/she as such V.P., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such V.P.

Witness my hand, at offices, the 17th day of February 2009

MANUEL R. BANNATYNE NOTARY PUBLIC STATE OF TEXAS EXPIRES 5-9-2011

Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

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 is $ 112,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 27th day of March, 2009.

Notary Public
Commission Expires 3/20/2010

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

~~RETURN TO:~~
Address New Owner:
AMIR DUHOKY

3841 Faulkner Drive

Nashville, TN 37211

SEND TAX BILLS TO:

AMIR DUHOKY
3841 Faulkner Drive
Nashville, TN 37211
F & M Bank
1639 Medical Center Pkwy
Ste. 101
Murfreesboro TN
37129

PROPERTY ADDRESS:

3841 Faulkner Drive
Nashville, TN 37211

MAP PARCEL NO.:

14712011400

EXHIBIT A

LEGAL DESCRIPTION

THE REAL PROPERTY IS COMMONLY KNOWN AS 3847 FAULKNER DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37211.

ALL THE TRACT OR PARCEL OF LAND, SITUATE IN COUNTY OF DAVIDSON, TENNESSEE, BEING LOT 1, ACKERMAN SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 2004-0108-0003093 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A PARTICULAR DESCRIPTION OF SAID PROPERTY.

Our File No. ANA20091451