STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Subscribed and sworn to before me this 8th day of April, 2009.

My Commission Expires: 9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090024606 DEEDWARR
Recvd: 04/14/09 14:19 2 pgs
Fees:13.00 Taxes:222.00
20090414-0033803

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
FAROKH FANI 2966 ANDERSON ROAD NASHVILLE, TN 37214 MAP & PARCEL NO. 150-05-0/071.00	FAROKH FANI 1453 BELL ROAD, ~~#5~~ # 106 NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage LLC,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

FAROKH FANI,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 626 on the Plan of Edge-O-Lake Estate, Section 12, of record in Plat Book 3842, Page 236 (misstated by scrivener's error in Deed of record in Instrument No. 20080604-0057042) Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to WM Specialty Mortgage LLC by Successor Trustee's Deed from Gordon D. Foster dated May 30, 2008, and filed of record on June 4, 2008, in Instrument No. 20080604-0057042, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS TRANSACTION IS THE FOLLOWING TRACT OF LAND:
Being a part of Lot. No. 626 on the Plat of Edge-O-Lake Estates, Section No. 12, as of record in Book 3842, Page 236, R.O.D.C., Tennessee;

Commencing at a point for right-of-way for street purposes in the southeastern boundary of said tract and a tract owned by Joseph M. Hicks, as of record in Book 5684, Page 728, R.O.D.C., Tennessee, said point also lies on the existing north boundary of Anderson Road;

Thence, in a westerly direction along the existing north margin of Anderson Road, for a distance of 9

feet, more or less to the point of beginning;

Thence, in a westerly direction along said margin of Anderson Road, for a distance of 22 feet, more or less, to a point;

Thence, in a northerly direction for a distance of 4 feet, more or less, to a point;

Thence, in a southerly direction, for a distance of 4 feet, more or less, to the point of beginning.

Containing an area approximately 88 square feet for right-of-way for street purposes.

This exclusion being the property conveyed to The Metropolitan Government of Nashville and Davidson County by Agreed Final Order of the Third Circuit Court for Davidson County at Nashville, filed of record on January 13, 1995 in Book 9570, page 933, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *2966 ANDERSON ROAD, NASHVILLE, TN 37214*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 OUR HANDS THIS 3rd DAY OF MARCH, 2009.

JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage LLC

by: Perry Pollard
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry Pollard, who, upon oath, acknowledged him/herself to be the Assistant Vice President of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage LLC executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 3rd day of March, 2009.

My Commission Expires: 7/24/2011

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public

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SPECIAL WARRANTY DEED

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