Prepared by:

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

Returned to:

SHAWN DAMIRIAN AND MOJGAN DAMIRIAN
6666 Brookmont Terrace #505
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20090047120 DEEDWARR
Recvd: 07/14/09 09:55 5 pgs
Fees:28.00 Taxes:314.50
20090714-0065620

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18th day of June, 2009 by and between

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION

Hereinafter referred to as Grantor, and

SHAWN DAMIRIAN AND MOJGAN DAMIRIAN, HUSBAND AND WIFE

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) 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 20080915-0094022, 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.

Stephanie Salvatore

FIRST HORIZON HOME LOANS, A
DIVISION OF FIRST TENNESSEE
BANK NATIONAL ASSOCIATION

BY: Nicole Lehner

See exhibit B

STATE OF Pennsylvania }
COUNTY OF Washington }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Nicole Lehner with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the closing coordinator of the within bargainor, and that he/she as such closing coordinator, 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 closing coordinator

Witness my hand, at offices, the 18th day of June 2009

Rachel Demase
Notary Public
Commission expires: 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

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 $ 85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary audit.

Nicole Lehner
Affiant

This instrument was prepared by:

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

Subscribed and sworn to before me this
18th day of June, 2009

Rachel Demase
Notary Public
Commission Expires 5/25/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

~~RETURN TO:~~
New Owner:
SHAWN DAMIRIAN

6666 Brookmont Terrace #505

Nashville, TH 37205

SEND TAX BILLS TO:

SHAWN DAMIRIAN

6666 Brookmont Terrace #505

Nashville, TH 37205

PROPERTY ADDRESS:

6666 Brookmont Terrace #505
Nashville, TN 37205

MAP PARCEL NO.:

12914004900CO

EXHIBIT A

LEGAL DESCRIPTION

ALL THE FOLLOWING PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT: APARTMENT UNIT NO. 505 OF WESSEX TOWERS CONDOMINIUM CREATED UNDER TITLE 64, SECTION 2701 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FROM CENTRAL TENNESSEE INVESTMENT COMPANY, INC., OF RECORD IN BOOK 5414, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT 1-1 OF THE MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WESSEX TOWERS CONDOMINIUMS APARTMENTS, OF RECORD IN BOOK 5200, PAGE 142, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO S. DONALD LEVY AND WIFE, NATALIE J. LEVY, BY DEED, RECORDED OCTOBER 20, 1999 IN BOOK 11710, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 6666 BROOKMONT TERRACE #505, NASHVILLE, TN 37205

TAX PARCEL # 129140A0 4900C0

Exhibit B

LIMITED POWER OF ATTORNEY

First Horizon Home Loans, a division of First Tennessee Bank National Association (hereinafter, "Company"), with its principle place of business located at 4000 Horizon Way, Irving, TX 75063, constitutes and appoints all individuals with the signatory authority of Regional Vice President or above who are employees of SingleSource Property Solutions, LLC, and such other person or persons as any of them shall designate from time to time, and each of them, any of whom may act alone, the true and lawful attorney's-in-fact of Company, with respect to any interest that Company currently has or hereafter may have to do or perform in the name, place and stead and for its use and benefit, to execute, endorse and acknowledge all documents customarily and reasonably necessary and appropriate for the facilitation of the disposal of properties owned by or serviced by the Company. Such power shall include, but not be limited to the following.

1. The facilitation of the marketing and disposal properties (i) owned by the Company (ii) or serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties, for such price and to such person or persons as the attorney in fact shall deem proper and convenient, including the execution, acknowledgment, delivery, filing, and recordation of a deed or deeds of conveyance, agreements of sale and other ancillary documents necessary for the absolute sale and disposal of the properties, or any part thereof, with such clause or clauses, and agreement or agreements as the attorney in fact shall deem proper and expedient. To perform all other acts necessary to be done in regard to such powers, as amply and fully to all intents and purposes as the Company could do if personally present;

2. The facilitation of the maintenance of properties (i) owned by the Company or (ii) serviced by the Company for others pursuant to an agreement that authorizes the Company to dispose of such properties, including the making of any contract or agreement that, in the opinion of the attorney in fact, is necessary or proper to be entered into for the repair or maintenance of such properties, and pursuant thereto, to execute any and all papers or documents pertaining to any such repair or maintenance and in connection with this to do all acts necessary to execute, deliver, acknowledge, file, and record such papers or documents pertaining to any such repair or maintenance and in connection with this to do all acts necessary to execute, deliver, acknowledge, file and record such papers or documents when necessary;

3. The facilitation of the collection, demand and other actions necessary or desirable to collect any or all sums of money that may now be or hereafter become due and owing pursuant to rental arrangements and mortgage or hazard insurance contracts;

4. The facilitation of the eviction of occupants from properties (i) owned by the Company or (ii) serviced by the company for other pursuant to an agreement that authorizes the Company to dispose of such properties and the oversight of contested litigation matters relation to properties owned by the Company or serviced by the Company for others as previously set forth;

5. The facilitation of any special Company financing Company may offer with respect to the sale of properties (i) owned by the Company or (ii) serviced by the company for others pursuant to an agreement that authorizes the Company to dispose of such properties; and

6. The endorsement, cashing, negotiating and dealing with all checks, money orders and other forms of payment of any kind in connection with the facilitation of the marketing and disposal of properties (i) owned by the Company or (ii) serviced by the company for others pursuant to an agreement that authorizes the Company to dispose of such properties.

The undersigned gives to said attorney's-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming that all said attorneys-in-fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney upon the exercise of such power of attorney's-in-fact that all conditions precedent to such exercise of power have been satisfied and that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

LIMITED POWER OF ATTORNEY

Any photocopy or other reproduction of the Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise utilizing the same.

IN WITNESS WHEREOF, the undersigned, First Horizon Home Loans, a division of First Tennessee Bank National Association has caused these presents to be signed in its name by its undersigned officers this 21st day of February, 2008.

COMPANY NAME

First Horizon Home Loans, a division of First Tennessee Bank National Association

By: Anita Miller

Name: Anita Miller

Title: Vice President

Witness:

Witness:

State of Texas :
County of Dallas : ss.

On this 7th day of August, 2008, before me, the undersigned, a Notary in and for the State and County aforesaid, personally appeared First Horizon Home Loans, a division of First Tennessee Bank National Association, by Anita Miller its Vice President, and acknowledged the execution of the foregoing instruments.

WITNESS my hand and official seal.

My Commission Expires: 8/27/11