BILL GARRETT, Davidson County
Trans:T20090050634 DEEDWARR
Recvd: 07/27/09 15:58 4 pgs
Fees:23.00 Taxes:196.10
20090727-0070405

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090700507S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Hassan Eslami	SEND TAX BILL TO: Hassan Eslami	MAP/PARCEL NUMBERS: 148-05; 199.00
(Name) 1248 Mary Helen Drive	(Name) 1248 Mary Helen Drive	
(Address) Nashville, TN 37220	(Address) Nashville, TN 37220	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Hassan Eslami, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 337 Margo Lane, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the July 23, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors by Saxon Mortgage Services Inc. as Attorney In Fact

By: _____

Name WILLIAM CHANEY AVP

Its: _____

State of Texas
County of Tarrant

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid William Chaney who acknowledged to me that she/he is AVP (Title of person signing) of Saxon Mortgage Services (Name of Company), the attorney-in-fact for LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors, and that in its capacity as attorney-in-fact for LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors she/he executed, signed and delivered the above and foregoing instrument after having been authorized by LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 9 day of July, 2009.

CLAUDIA G ALVEAR
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 26, 2011

Notary Public

My Commission Expires: 11.26.2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

Subscribed and sworn to before me this July 23, 2009

Carol W Hart

Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 337 Margo Lane, Nashville, TN 37211

EXHIBIT "A"

Described property located in Davidson County, Tennessee to wit:

Lot Number 23 on the Plan of Haywood Acres, Section One, or record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LaSalle Bank, National Association, as Trustee and Custodian for Merrill Lynch Mortgage Investors by Substitute Trustee's Deed recorded 12/11/07, instrument no. 20071211-0142778, in the Register's Office of Davidson County, Tennessee.

RE: 337 Margo Lane, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 337 Margo Lane, Nashville, TN 37211