BILL GARRETT, Davidson County
Trans:T20090053508 DEEDWARR
Recvd: 08/06/09 10:22 2 pgs
Fees:13.00 Taxes:481.00
20090806-0073812

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of **July, 2009,** by and between, **LSF6 Mercury REO Investments Trust Series 2008-1** hereinafter called Grantor, and **Hani Boktor and Amal Basta**, Husband and Wife hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

Lot 25, Section One, Harvest Grove, as shown on plat of record in Instrument Number 20060726-0090037 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property described in Warranty Deed of record at Instrument Number 20090327-0027640 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 905 Harvest Grove Drive, Antioch, TN 37013

Subject to 2009 Davidson County Taxes hereby assumed by the Grantee.

Tax Parcel Number: 164070A02500CO

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that 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 any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

LSF6 Mercury REO Investments Trust Series 2008-1
By: Vericrest Financial, Inc., as Attorney-in-Fact

BY: Jennifer Martin

TITLE: AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, a Notary Public in and for said State and County, personally appeared Jennifer Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the AUTHORIZED SIGNATORY of **Vericrest Financial, Inc, as Attorney-in-Fact for LSF6 Mercury REO Investments Trust Series 2008-1** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **LSF6 Mercury REO Investments Trust Series 2008-1 by Vericrest Financial, Inc. as Attorney-in-Fact** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 30 day of June, 2009.

-SEAL-

Notary Public

NANCY ORTIZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

My commission expires: 9-29-12

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~SHELBY~~ Oklahoma

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $130,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of June, 2009.

Notary Public

My Commission Expires:

NANCY ORTIZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

Owner's Mailing Address:
905 Harvest Grove Drive
Antioch, TN 37013

Property Address:
905 Harvest Grove Drive
Antioch, TN 37013

Person or entity responsible for
The payment of taxes:
SunTrust Mortgage
401 Commerce Street, Ste. 6100
Nashville, TN 37219

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File #