SPECIAL WARRANTY DEED

R-CWR-09-1050

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

ASHRAF BENYAMIN
Affiant

Subscribed and sworn to before me, this 2nd DAY OF, September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Ashraf Benyamin	New Owner	
1050 Captial Funds Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	135-10-D-43.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEW SOUTH FEDERAL SAVINGS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ASHRAF BENYAMIN AND MONA BESADA, husband and wife hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 43, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829 , as amended in Instrument No. 20061002-0121910 ; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at 20080314-0026 053, as amended in Instrument No. 20080502-0044959 , Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, as amended, to which reference is hereby made for a more complete description and accurate location of said Unit.

Being the same property conveyed to New South Federal Savings Bank by Trustee's Deed from Brooks R. Smith, Trustee, recorded on the 2nd day of June, 2009 in Instrument No. 20090602-0050768 , in the Register's Office of Davidson County, Tennessee. Agreed Order authorizing foreclosure of record in Instrument No. 20090227-0017297 ; Order of record in Instrument No. 20090227-0017296 and Order Setting Method of Sale of record in Instrument No. 20090430-0039362 , Register's Office for Davidson County, Tennessee. Being the same property conveyed to Stones River Homes, Inc., by Warranty Deed from General Construction Company, Inc., a Tennessee Corporation filed December 8, 2005 of record in Instrument No. 20051208-0147645 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Instrument No. 20051025-0128829 and 20061002-0121910 ; Restrictions in Instrument No. 20080314-0026053 , 20080502-0044959 and 20090821-0078945 ; Charter of record in Instrument No. 20051025-0128823 ; Easement of record in Instrument No. 20001213-0122751 and any other existing easements and restrictions as shown of record.

BILL GARRETT, Davidson County
Trans:T20090064132 DEEDWARR
Recvd: 09/18/09 15:39 2 pgs
Fees:13.00 Taxes:314.50
20090918-0087472

unimproved ( )
This is improved (X) property, known as 1050 Capital Funds Court, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 my/our hand(s) this 2nd day of September, 2009.

New South Federal Savings Bank

BY: _____

Ray Henderson, Vice President

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Jefferson

On this the 1st day of September, 2009, before me personally appeared Ray Henderson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of New South Federal Savings Bank, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of September, 2009.

Jessica L. Brown
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 4, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

JESSICA L. BROWN NOTARY PUBLIC STATE AT LARGE