Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1240
1218042555

BILL GARRETT, Davidson County
Trans:T20090064603 DEEDWARR
Recvd: 09/22/09 10:27 4 pgs
Fees:23.00 Taxes:2664.00
20090922-0088134

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of September 2009, by Citibank, NA, as Trustee for BSALTA 2006-8, Grantor, by its duly authorized attorney in fact Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sepehr Seth Homayoon, Grantee, the following land in Davidson County, Tennessee:

As more completely described in Exhibit "A" attached hereto and made a part hereof

Commonly known as: 2100 Hampton Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Citibank, NA, as Trustee for BSALTA 2006-8 by its duly authorized attorney in fact Wells Fargo Bank, N.A.

POA Recorded in Book*_____ Page_____
* Instrument # 20090922-0088133

BY: _____

ITS: Janet B. Farmer
~~VP Loan Documentation~~

Acknowledgment

State of California
)ss.
County of San Bernardino

*VP Loan Documentation

On this day before me, a Notary Public, personally appeared Janet B. Farmer, **to me personally well-known, who acknowledged that he/she is the** VPLD* **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for Citibank, NA, as Trustee for BSALTA 2006-8, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 21st **day of September,** 2009.

_____
Notary Public S.L. Hunt

My commission expires: Aug 3, 2012

_____
(Seal)

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

State of TENNESSEE

)ss.

County of WILLIAMSON

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, $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 18TH day of September, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Sepehr Seth Homayoon
6013 Stillmeadow Drive
Nashville TN 37211

Map No. 117-07-0-013.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

LEGAL DESCRIPTION-EXHIBIT "A"

Land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the plan of Hillsboro Heights, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, November 22, 1937, as follows:

Beginning at the northeast corner of Hampton Avenue and Hillsboro Road or 21st Avenue, South; thence with the westerly margin of Hillsboro Road, northwardly 335.5 feet to the southeast corner of the property conveyed to Thomas Hugh Young, Jr. and wife, BY DEED FROM E. L. HAMPTON AND WIFE, of record in Book 833, page 189, Register's Office for said county; thence with said Young's southerly line, westardly 134 feet to the northeast corner of the property conveyed to D.W. Johnston BY DEED FROM A. K. HEAD AND WIFE, OF RECORD IN BOOK 1142, PAGE 547, SAID REGISTER'S OFFICE; THENCE WITH SAID JOHNSTON'S easterly line, southwardly 336 feet, more or less, to the northerly margin of Hampton Avenue, thence with said Avenue eastwardly 130.3 feet to the beginning.

Being the same property conveyed to Citibank, N.A., as Trustee for BSALTA 2006-8 by Trustee's Deed filed July 25, 2008 as Instrument No. 20080725-0076385 in the Register's Office of Davidson County, Tennessee.