BILL GARRETT, Davidson County
Trans:T20090083999 DEEDWARRSP
Recvd: 12/14/09 11:14 4 pgs
Fees:23.00 Taxes:854.70
20091214-0113678

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
MESFIN GHAIM DEBRA GHAIM 656 FLINTLOCK COURT NASHVILLE, TN 37217	MESFIN GHAIM DEBRA GHAIM 656 FLINTLOCK COURT NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-one Thousand and 00/100 Dollars ($231,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION BY ITS ATTORNEY IN FACT SINGLE SOURCE PROPERTY SOLUTIONS, LLC (herein, "Grantor"), whose address is 333 Technology Drive, Suite 102, Canonsburg, PA 15317, hereby sells, transfers and conveys to MESFIN GHAIM and DEBRA GHAIM, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 656 Flintlock Court, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Commonly known as: 725 Vauxhall Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 28th day of Sept, 2009.

PIN NO: 141-150-D170.00CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR:

First Horizon Home Loans, a division of First Tennessee Bank National Association by its Attorney In Fact Single Source Property Solutions, LLC

By: Stephanie Sabatos
Printed Name: Stephanie Sabatos
Title: closing coordinator

STATE OF Pennsylvania
COUNTY OF Washington

POA recorded Document 09003016 Shelby County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephanie Sabatos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the closing coordinator of Single Source Property Solutions, LLC as Attorney in Fact for First Horizon Home Loans, a division of First Tennessee Bank National Association and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 28th day of Sept, 2009.

[Affix Notarial Seal]

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

Rachel Demase
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/25/2011

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 331,000.00.

Affiant
~~GRANTEE~~

~~GRANTEE~~ signature Mikki Kemp
~~GRANTEE~~

Subscribed and sworn to under oath before me, this 4th day of November, 2009.

Jacquelyn M. Mc

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires:

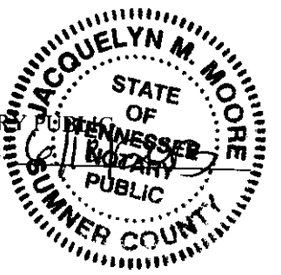


EXHIBIT A

[Legal Description]

THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 170 ON THE PLAN OF SHEFFIELD ON THE HARPETH, PHASE III-D, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGES 710 AND 712, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20090601-0049720 on June 1, 2009.

PIN NO: 141-150D170.00CO

STREET ADDRESS: 725 Vauxhall Road, Nashville, TN 37221