Reserved for Recording Information

Davidson County DEEDWARRSP
Recvd: 01/18/11 08:19 4 pgs
Fees:23.00 Taxes:240.87
20110118-0004240

TN-10-44439
Davidson

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON **COUNTY REGISTER'S OFFICE**
PLEASE RECORD & RETURN TO:
The Silk Companies
1000 Germantown Pk. Suite J-4
Plymouth Meeting PA 19462
Telephone: 610-994-8600

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
SALAH MOHSIN,
948 Richards Rd Antioch Tn. 37013

Name and address of entity responsible for payment of realty taxes if different from Grantee: Same as above

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,100**, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Sworn before me, this 21 **day of** December **, 2010.**

Seal

Affiant Renee Hensley, Manager

Deborah L Presley
Notary Public

My Commission Expires: July 5, 2014

Deed Prepared By: T&A REO, Inc. 2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
FloridaNotaryService.com
(407) 398-0153

OCWEN LOAN SERVICING, LLC
CORPORATE SEAL

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

100672593C 706407434

THIS INDENTURE, Made on the 21 day of December, 2010 by and between **SABR MORTGAGE LOAN 2208-1 REO SUBSIDIARY-1, LLC**, by and through Ocwen Loan Servicing, LLC, attorney in fact, herein called the Grantor, and **SALAH MOHSIN**, herein called the Grantee, whose address is 948 Richards Rd Antioch TN 37013 and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of TWENTY SIX THOUSAND EIGHT HUNDRED FIFTY DOLLARS 00/100 ($ 26,850.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said Grantee, his/her/their heirs and assigns, all the following described real estate, situated in the County of DAVIDSON and State of Tennessee, to wit:

DESCRIBED property located in ~~the~~ N/A ~~Civil District of~~ DAVIDSON County, Tennessee, to wit:

Unit Number 11, Building Number 11 of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section J, including the By-laws thereunto attached recorded in Book 4887, Page 961 as amended in Book 5000, Page 607, Book 5101, Page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, Page 653 as amended in Instrument Number 20040805-0094013 and Instrument Number 20050810-0094534, said Register's Office.

BEING the same property conveyed to **SABR MORTGAGE LOAN 2208-1 REO SUBSIDIARY-1, LLC** by SUBSTITUTE TRUSTEE'S Deed, dated 8/6/10 and recorded 8/24/10 in Book 20100824, Page 0066879, Instrument Number, 20100824-0066879, in the Register's Office for DAVIDSON County.

PARCEL#. 162-16-0A-059.00 CO

Commonly known as: 11 HICKORY COURT, ANTIOCH, TN 37013

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining, forever. And said grantor for their

heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he/she/they are lawfully seized in his/her/their own right of an absolute and indefensible estate of inheritance, in fee simple, of and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind so ever: except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that they will warrant and forever defend the same until the said grantee, his/her/their heirs and assigns, against said grantor, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be conserved as in the singular or plural number, and is masculine or feminine gender, according to the context.

IN WITNESS THEREOF, The said grantor has hereunto set his/her hand and seal the day and year above written.

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

GRANTOR:
SABR MORTGAGE LOAN 2208-1 REO SUBSIDIARY-1, LLC, by and through Ocwen Loan Servicing, LLC, attorney in fact

By: _____

Title: Renee Hensley, Manager
Of Ocwen Loan Servicing, LLC, as attorney in fact

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Renee Hensley, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She is the Manager Of Ocwen Loan Servicing, LLC as attorney in fact for SABR MORTGAGE LOAN 2208-1 REO SUBSIDIARY-1, LLC or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this 21 day of December, 2010.

Deborah L Presley
Notary Public Seal

My Commission Expires: July 5, 2014

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

DEBORAH L PRESLEY
MY COMMISSION # EE006068
EXPIRES July 05, 2014
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I, Adrienne Delgado, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Sarina Oeub, a notary public for this county and state, Adrienne Delgado who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/29/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARINA OEUB, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires June 29, 2011