BILL GARRETT, Davidson County
Trans:T20110056712 DEEDWARRSP
Recvd: 09/13/11 10:51 4 pgs
Fees:23.00 Taxes:148.00



20110913-0070944

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

201106021 8

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
AMER S. ROSTOM 32-22 89TH STREET APT. 101 JACKSON HEIGHTS, NY 11369	AMER S. ROSTOM 32-22 89TH STREET APT. 101 JACKSON HEIGHTS, NY 11369

FOR AND IN CONSIDERATION OF THE SUM OF Forty Thousand And 00/100 Dollars ($40,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ASSETS RECOVERY CENTER INVESTMENTS, LLC (herein, "Grantor"), whose address is 1900 Sunset Harbour Drive 2nd Floor, Miami Beach, FL 33139, hereby sells, transfers and conveys to AMER S. ROSTOM, a married man as his sole and separate property (herein, "Grantee"), whose address is 32-22 89th Street Apt. 101, Jackson Heights, NY 11369, 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.

Property street address: 3784 Pin Hook Road, Antioch, TN 37013

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 27 day of June, 2011.

PIN NO: 164.00-99.00

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

GRANTOR:

Assets Recovery Center Investments, LLC

By: _____
Printed Name: John Olsen
Title: Manager

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Olsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Manager of Assets Recovery Center Investments, LLC, 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 27 day of June, 2011.

[Affix Notary Seal]

PAULA VASQUEZ
Comm# DD0897348
Expires 8/26/2012
Florida Notary Assn., Inc

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/26/2012

EXHIBIT A

[Legal Description]

A certain tract or parcel of land situated in Davidson County, Tennessee described as: A tract of land in the 2nd, formerly 3rd Civil District of said county, described according to a survey made by George W. Watkins, Surveyor, August 23, 1951, as follows: Beginning in the center of the Old Pinhook Road, Wilburn's Westerly line; thence with said line Southwardly 143 feet to the Center of the New Pinhook Road; thence with the center of said road Northwesterly to a point South 81 degrees 15 minutes East 163.4 feet from the Easterly line of the Ira Estes Property; thence with the center of the Old Pinhook Road North 83 degrees 50 minutes East 171 feet; thence North 77 degrees East 142 feet; thence South 75 degrees East 105.7 feet thence South 87 degrees East 70 feet; thence South 79 degrees East 74 feet to the beginning.

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, in Instrument 20110323-0022542 on March 23, 2011.

PIN NO: 164.00-99.00

STREET ADDRESS:

3784 Pin Hook Road, Antioch, TN 37013

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Harris

The actual **consideration or value**, whichever is greater, for this transfer is $ 40,000

Judla Hopper
Affiant

Subscribed and sworn to before me this 17th day of August, 2011.

Notary Public

My Commission Expires: 10-23-11

LEW CARY RUSSELL
Notary Public, State of Texas
My Commission Expires
October 23, 2011