BILL GARRETT, Davidson County
Trans:T20110057254 DEEDWARRSP
Recvd: 09/15/11 09:44 8 pgs
Fees:43.00 Taxes:174.53
20110915-0071541

SPECIAL WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
11010842

STATE OF Tennessee
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,169.00

Deanna Bahnll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 2011

Notary Public

MY COMMISSION EXPIRES: Feb 28 2014
(AFFIX SEAL)

LINDA S. PRICE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farokh Fani (NAME)	**Farokh Fani** (NAME)	10713006000
1453 Bell Rd. Ste 706 (ADDRESS)	1453 Bell Rd. Ste 706 (ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR , **Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3**, , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Farokh Fani** ____, AND HIS HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 308, Miro Meadows Subdivision, Second Addition, as shown on plat of record in Plat Book 1424, Page 112, amended at Plat Book 1780, Page 246 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3 by Substitute Trustee's Deed dated October 4, 2010 and recorded at Instrument Number 20101004-0079059, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record: 3) All easements of record: 4) All visible easements; 5) All matters appearing on the plan of record: 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1215 Coarsey Drive Nashville 37217

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Farokh Fani**_____, and his/her/their assigns, forever.

Said Grantor. **Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3**, has executed this deed this 2nd day of September 2011

For the property commonly known as:
1215 Coarsey Drive
Nashville, TN 37217

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3

BY: OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

Manuel Rodriguez - witness

Robert Kaltench

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Kaltenbach, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Senior Manager of Ocwen Loan Servicing, the Attorney in Fact of said **Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3.**, the within named bargainor, and that he/she as such Senior Manager, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney ~~of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.~~ attached hereto as Exhibit A

Witness my hand and Notarial Seal this 9/2/11

Notary Public

My Commission expires: 8/25/2013

CHRISTINE M. FIGUEROA
Notary Public - State of Florida
My Comm. Expires Aug 25, 2013
Commission # DD 919941

RETURN TO:

1215 Coarsey Drive
Nashville, TN 37217

Exhibit A

POA # 1803

LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., a national banking association,(formerly known as Norwest Bank Minnesota, N.A.) (the "Company") hereby irrevocably constitutes and appoints Ocwen Loan Servicing, LLC (hereinafter called "Ocwen"), and any other officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full irrevocable power and authority in the place and stead of the Company and in the name of the company or in its own name from time to time in Ocwen's discretion, for the purpose of servicing mortgage loans, to take any and all appropriate action and to execute any and all documents and instruments which may be necessary or desirable to accomplish the purposes of servicing mortgage loans, and without limiting the generality of the foregoing, the Company hereby gives Ocwen the power and right, on behalf of the Company, without assent by the Company, to do the following, to the extent consistent with the terms and conditions of the Pooling and Servicing Agreements and the Servicing Agreements attached hereto as Exhibit A (the "Agreements"):

(A) to direct any party liable for any payment under any loans to make payment of any and all moneys due or to become due thereunder directly to Ocwen or as Ocwen shall direct and in the name of the Company or its own name, or otherwise, to take possession of and endorse and collect any checks, drafts, notes, acceptances, or other instruments for the payment of moneys due under any loans (including those related to mortgage insurance), to file and receive payment for any hazard insurance claim filing; (B) to execute substitutions of trustee, reconveyance documents, foreclosure documents, grant deeds, and other instruments conveying real property, including the execution, acknowledgement, delivery, filing, and recordation of a deed or deeds of conveyance, agreements of sale and other ancillary documents necessary for the absolute sale and disposal of the properties, or any part thereof, with such clause or clauses, and agreement or agreements as the attorney in fact shall deem proper and expedient and such other documents as Ocwen deems necessary to carry out its obligations to service the mortgage loans; (C) to ask or demand for, collect, receive payment of and receipt for, any and all moneys, claims, and other amounts due or to become due at any time in respect of or arising out of any loans; (D) to commence and prosecute any suits, actions, or proceedings at law or in equity in any court of competent jurisdiction to collect the loans or any thereof and to enforce any other right in respect of any loans; and (E) generally, to do, at Ocwen's option, at any time, and from time to time, all acts and things which Ocwen deems necessary to protect, preserve, or realize upon the loans and the liens thereon and to effect the intent of the Agreements all as fully and effectively as the Company might do.

FILE NUM 20100453477 OR BOOK/PAGE 24221/1268 DATE: 11/30/2010 14:41:53 Pgs 1268 - 1272; (5pgs)
Sharon R. Bock, CLERK & COMPTROLLER

Company hereby ratifies all that said attorneys shall lawfully do or cause to be done by virtue hereof. This power of attorney is a power coupled with an interest and shall be irrevocable.

DATED this 9th day of March, 2009

Wells Fargo Bank, N.A., a national banking association
By: _____
Kevin Trogdon
Its: Vice President

Witness_____
Brian Vecchio

Witness_____
Hajrah Ahmad

STATE OF MARYLAND
COUNTY OF BALTIMORE

On this 9th day of March, 2009 before me, the undersigned , a notary public, personally appeared Kevin Trogdon, Vice President of Wells Fargo Bank, N.A., a national banking association, who resides at 9062 Old Annapolis Road Columbia, Maryland, who is personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his/her capacities and that by their signatures on the instrument the persons of the entry upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.

Signature_____
Colleen Perry, my commission expires 8/21/2012

Colleen Perry
Notary Public
Baltimore County
Maryland
My Commission Expires 8-21-2012

Exhibit A

Amresco Residential Securities Corporation Mortgage Loan Trust 1999-1

Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3

Asset Backed Securities Corporation Home Equity Loan Trust 2001-HE1

Asset Backed Securities Corporation Home Equity Loan Trust 2003-HE3, Asset Backed Pass-Through Certificates, Series 2003-HE3

Delta Funding Home Equity Loan Trust 1994-2

Delta Funding Home Equity Loan Trust 1997-2

Delta Funding Home Equity Loan Trust 1997-3

Delta Funding Home Equity Loan Trust 1997-4

Delta Funding Home Equity Loan Trust 1998-1

Delta Funding Home Equity Loan Trust 1998-2

Delta Funding Home Equity Loan Trust 1998-3

Delta Funding Home Equity Loan Trust 1998-4

Delta Funding Home Equity Loan Trust 1996-1

Delta Funding Home Equity Loan Trust 1996-2

Delta Funding Home Equity Loan Trust 1996-3

Delta Funding Home Equity Loan Trust 1999-2

Delta Funding Home Equity Loan Trust 1999-3

Delta Funding Home Equity Loan Trust 2000-1

Delta Funding Home Equity Loan Trust 1995-1

Delta Funding Home Equity Loan Trust 1995-2

Delta Funding Home Equity Loan Trust 1999-1

Delta Funding Home Equity Loan Trust 1997-1

Exhibit A Continued

Delta Funding Home Equity Loan Trust 2001-1

Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2

Encore Credit Corporation, Mortgage Pass-Through Certificates, Series 2003-1

First Alliance Mortgage Loan Trust 1998-3, Mortgage Loan Asset-Backed Certificates, Series 1998-3

First Alliance Mortgage Loan Trust 1998-4, Mortgage Loan Asset Backed Certificates, Series 1998-4

First Alliance Mortgage Loan Trust 1999-1, Mortgage Loan Asset Backed Certificates, Series 1999-1

First Alliance Mortgage Loan Trust 1999-2, Mortgage Loan Asset Backed Certificates, Series 1999-2

First Alliance Mortgage Loan Trust 1999-3, Mortgage Loan Asset Backed Certificates, Series 1999-3

Fund America Investors Trust 1997-NMC1 Collateralized Mortgage Obligation Series 1997-NMC1 A/K/A National Mortgage Corporation, Phase 1997-NMC1

Morgan Stanley Dean Witter Capital I Inc. Trust 2002-NC3, Mortgage Pass-Through Certificates, Series 2002-NC3

Morgan Stanley ABS Capital I Inc. Trust 2003-SD1, Mortgage Pass-Through Certificates, Series 2003-SD1

Ocwen Mortgage Loan Trust Asset-Backed Certificates, Series 1998-OAC1

Renaissance Home Equity Loan Trust 2002-1

Renaissance Home Equity Loan Trust 2002-2

Renaissance Home Equity Loan Trust 2002-3

Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-4

Renaissance Home Equity Loan Asset-Backed Certificates, Series 2003-1

Renaissance Home Equity Loan Trust 2003-3

Renaissance Home Equity Loan Trust 2003-4

Renaissance Home Equity Loan Trust 2004-1

Renaissance Home Equity Loan Trust 2004-2
Renaissance Home Equity Loan Trust 2004-3

Exhibit A Continued

Salomon Brothers Mortgage Securities VII, Inc., Floating Rate Mortgage Pass-Through Certificates, Series 1999-3

Southern Pacific Secured Assets Corporation, Collateralized Asset-Backed Notes Trust, Series 1998-H1
Access Financial Mortgage Loan Trust 1996-3

Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC5

Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC6

Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC8

Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC9

Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10

Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2003-BC3

Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC4

Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC12

Structured Asset Securities Corporation, First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2003-FF3

Structured Asset Securities Corporation, Structured Asset Investment
Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC12

Terwin Mortgage Trust, Asset-Backed Certificates, Series TMTS 2003-8

15th JUDICIAL CIRCUIT COURT · CLERK & COMPTROLLER · PALM BEACH COUNTY, FLORIDA · STATE OF FLORIDA

I hereby certify that the foregoing is a true copy
of the record in my office this day, Mar 18, 2011.
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida
BY _____ Deputy Clerk