This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-651

STATE OF TENNESSEE)
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, is $515,000.00, 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 20th day of December, 2011.

Notary Public
My Commission Expires: 3/3/15
(Seal)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Parvin Vafai and Mahsa Talbott 7 Wynstone Nashville TN 37215	SWBC Mortgage 9311 San Pedro Ste 100 San Antonio TX 78216	158 04 0A 113.00

BILL GARRETT, Davidson County
Trans:T20110080863 DEEDWARRSP
Recvd: 12/21/11 13:34 2 pgs
Fees:13.00 Taxes:1905.50
20111221-0099738

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association as Trustee for RFMSI 2006S, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20060901-0108523, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Mahsa Talbott, a married person, and Parvin Vafai, a married person Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 55, on the Plan of Otter Wood, Section 3, as shown on pint of record in Plat Book 6900, pages 788, 789 and 790, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to US Bank National Association as Trustee for RFMSI 2006S by Substitute Trustee's Deed recorded as Instrument Number 20100603-0042990, Register's Office of Davidson County, Tennessee.

Commonly known as: 7 Wynstone, Nashville, TN 37215

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 28 day of NOV, 2011.

US Bank National Association as Trustee for RFMSI 2006S by its duly authorized attorney in fact, Residential Funding Company, LLC

BY: _____

ITS: Jamey Davis

Certificate of Acknowledgment

State of TX

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Jamey Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the PMAJO of the Attorney-in-Fact of the maker 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 and official seal, at office this 28 day of NOV, 2011.

_____

Notary Public

My commission expires:

5-28-2012

(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED