S&K #: 11-028794

SPECIAL WARRANTY DEED

THIS DEED, between OWB REO, LLC organized and existing under the laws of the United States of America, hereinafter called Grantor, and Hevedar Khidir hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 22, Phase Three, Section One, Aberdeen Woods, as shown by Plat of record in Instrument Number 20000523005143 4, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20041028-0129647 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110725-0056678, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

OWB REO, LLC

BY: _____

Title: Louise Chavez AVP/RLC

BILL GARRETT, Davidson County
Trans:T20120002141 DEEDWARRSP
Recvd: 01/10/12 08:53 2 pgs
Fees:13.00 Taxes:814.00
20120110-0002469

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louise Chavez AVP/REO with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an officer, manager, or authorized signatory of OWB REO, LLC, the within bargainor, a limited liability company, and that he/she, being authorized so to do, as such executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such officer, manager, or authorized signatory.

WITNESS my hand and Official Seal at Office this DEC 22 2011 day of _____, 2011.

Notary Public

My commission expires: _____

BENJAMIN ANDREW GALE
Notary Public, State of Texas
My Commission Expires
September 14, 2013

STATE OF TN
COUNTY OF Rutherford

I 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 $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of January, 2012

Notary Public

My commission expires: 8/20/2013

Property Address: 1108 Rannoch Place, Nashville, Tennessee 37220

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Hevedar Khidir
1108 Rannoch Place
Nashville, TN. 37220

S & K File # 11-028794

Map & Parcel - 161010B09800CO

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY