BILL GARRETT, Davidson County
Trans:T20120060370 DEEDWARRSP
Recvd: 08/14/12 10:55 3 pgs
Fees:18.00 Taxes:207.20

20120814-0072562

Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
6389 N. Quail Hollow Road - Suite 202
Memphis, TN 38120
File No.: OR1207008/

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$56,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 10th day of **August, 2012.**

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Azzam Asmar and Ahmed Salem	**709 Dickerson Pike Nashville, TN 37207**	**08206003700**

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 2 day of **August, 2012,** by and between Bayview Loan Servicing, LLC, party of the first part, hereinafter called Grantor and **Azzam Asmar, and Ahmed Salem,** ** parties of the second part, hereinafter called Grantees.

**tenants in common

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

20120813

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 7 day of **August, 2012.**

Bayview Loan Servicing, LLC

By: _____

Sonia Asencio

Title: Assistant Secretary

STATE OF Florida

COUNTY OF Miami-Dade

On this the 7 day of August, **2012** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Sonia Asencio, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Assistant Sec. of Bayview Loan Servicing, LLC, and that he/she as such Assistant Sec. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such Assistant Sec.

WITNESS my hand and official seal at office this 7 day of August, **2012.**

_____

Notary Public

My Commission Expires: August 7, 2015

ELIZABETH FERNANDEZ
MY COMMISSION # EE 119733
EXPIRES: August 7, 2015
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Legal Description

Property located in the County of Davidson, Tennessee:

Being Lots Nos 4 and 5 and the southerly 20 feet of Lot 6, on the Plan of Dr. V.S. Lindsey's Addition to Edgefield, now East Nashville, as of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Derivation Clause

Being all or part of the same property conveyed to Bayview Loan Servicing, LLC by virtue of Trustee's Deed recorded June 5, 2012 at Instrument No 20120605-0048943 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Hamid Abdullah by virtue of Quit Claim Deed recorded 03/24/11 at Instrument No. 20110324-0022748 in said Register's Office, Tennessee. Being previously conveyed to James D Armstrong by Warranty Deed recorded December 8, 2003 at Instrument No 20031208-0175605 in said Register's Office, Tennessee.