S&K #: 12-033398

SPECIAL WARRANTY DEED

THIS DEED, between REOCO, Inc., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Farokh Fani, 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 No. 985 on the Plan of Fairlane Park as shown by plat appearing of record in Plat Book 2331, Page 108, of the Register's Office for Davidson County, Tennessee, to which Plat reference is made for more complete details of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20041129-0141410 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121204-0111448, 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.

REOCO, Inc.

By: Acqura Loan Services, its attorney in fact

By: Dacia Owen
Dacia Owen

Title: Vice President

BILL GARRETT, Davidson County
Trans:T20120092501 DEEDWARRSP
Recvd: 12/04/12 11:44 2 pgs
Fees:13.00 Taxes:210.90
20121204-0111449

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dacia Owen, an officer or authorized signatory of Acqura Loan Services, the Attorney in Fact for REOCO, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Acquira Loan Services, 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 26th day of October, 2012.

HENRY LEWIS NEWBY, JR.
Notary Public, State of Texas
My Commission Expires
September 01, 2015

NOTARY PUBLIC

My Commission Expires: Sept 1, 2015

STATE OF TEXAS
COUNTY OF DALLAS

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 $57,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

HENRY LEWIS NEWBY, JR.
Notary Public, State of Texas
My Commission Expires
September 01, 2015

Affiant

Subscribed and sworn to before me this the 26th day of October, 2012.

Notary Public

My commission expires: Sept 1, 2015

Property Address: 355 Gillette Road, Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Farokh Fani
1453 Bell Rd.
Ste 106
Nashville, TN 37211

Map & Parcel 148-13-0-170.00

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