Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130

STATE OF Tennessee
COUNTY OF Rutherford

BILL GARRETT, Davidson County
Trans:T20130107700 DEEDWARRSP
Recvd: 12/30/13 12:03 2 pgs
Fees:13.00 Taxes:231.25
20131230-0130755

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Kayla Cox
Affiant

MELODY P. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF December, 2013.

Notary Public
My Commission Expires: 7/2/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Egber Abdullah and Remezan Abdullan 53 Glenrose Ave Nashville, TN 37210	SAME	162-06-0-064.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Secretary of Housing and Urban Development, Washington D.C.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Egber Abdullah and Remezan Abdullah

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: DAVIDSON

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Fair Oaks, Section 1, of record in Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Secretary of Housing and Urban Development by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 3/15/12 and recorded 3/15/13 in Instrument Number 20130315-0025923; Nationwide Trustee Services, Inc. was appointed as Substitute Trustee by instrument of record in Instrument Number 20120201-0009047 (pursuant to the terms of and due to default on a Deed of Trust executed by Esam A. Alzughabi of record in Instrument Number 20090820-0078322); previously conveyed to Esam Alzughabi, unmarried, by Warranty Deed from The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. as Trustee, dated 4/7/08 and recorded 5/2/08 in Instrument Number 20080502-0045320, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 257 Delvin Dr, Nashville, TN 37013

And the Grantor, for itself and its heirs, executors and administrators, does hereby covenant with the Grantee, his/her/their heirs and assigns, that it, the Grantor, has not made, done, executed, or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises

against all persons lawfully claiming the same from, though or under it the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of subject real estate.

Witness our hand this 27th day of December, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Secretary of Housing and Urban Development, Washington D.C.

BY: _____

ITS: AUSTIN TERRINO

STATE OF GA

COUNTY OF FULTON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared AUSTIN TERRINO with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the DELEGATE of **Secretary of Housing and Urban Development,Washington D.C.**, the within named bargainor, a corporation, and that he/she as such DELEGATE, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as DELEGATE.

Witness my hand and official seal at office this 27th day of December, 2013.

_____
Notary Public

My Commission Expires:

2/7/2015

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015