STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Subscribed and sworn to before me, this 13th day of June, 2006.
My Commission Expires: 10/16/09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

Affiant Joe Lanning-Vice President

Notary Public D.L.Frye

Davidson County DEEDWARR
Recvd: 06/30/06 08:50 2 pgs
Fees:13.00 Taxes:416.25

20060630-0078247

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
THE BURTON MANAGEMENT GROUP 8207 SAWYER BROWN ROAD NASHVILLE, TN 37221 MAP & PARCEL NO. 142-01-0-A/002.00 CO	~~SAME~~ JOSEPH BURTON 102 CRESTMEADE DR. NASHVILLE, TN 37221

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

HOMESALES, INC.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

THE BURTON MANAGEMENT GROUP,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being all of Lot Number A-2, together with the Carport designated Number A-2C, on the Plan of Section I, River Plantation Condominium Apartments, as shown by plat appearing of record in Plat Book 4460, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee, dated May 3, 2006, and filed of record on May 24, 2006, in Instrument No. 20060524-0060802, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *8207 SAWYER BROWN ROAD, NASHVILLE, TN 37221*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS*

LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 13th DAY OF JUNE, 2006.

HOMESALES, INC.

by: Joe Lanning, Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, who, upon oath, acknowledged him/herself to be the Vice President of HOMESALES, INC., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HOMESALES, INC. executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 13th day of June, 2006.
My Commission Expires: 10/16/09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

Notary Public D.L.Frye

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SPECIAL WARRANTY DEED

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Return To:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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