Davidson County DEEDWARR
Recvd: 04/02/07 11:59 2 pg
Fees:13.00 Taxes:105.45
20070402-0038920

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of **March, 2007** by and between, **Homesales, Inc.,** hereinafter called Grantor, Ronald Osborne hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE EASTERLY HALF OF LOT NO. 42 ON THE MAP OF MIDWAY AS OF RECORD IN BOOK 421, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST MARGIN OF KILLARNEY STREET, NOW 33RD AVENUE NORTH 150 FEET NORTH OF THE INTERSECTION OF CLARE STREET; THENCE WITH THE WESTERLY MARGIN OF 33RD AVENUE NORTH, NORTH 50 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY 150 FEET TO AN ALLEY; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERLY MARGIN OF SAID ALLEY 50 FEET TO A POINT; THENCE AT RIGHT ANGLES EASTERLY 150 FEET TO THE POINT OF BEGINNING POINT OF 33RD AVENUE NORTH.

Commonly Known as: 931 33rd Avenue Nashville, TN 37209

Subject to 2007 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Trustee's Deed under Davidson County Register's Book Instrument Number 20061218-0155830.

Tax Parcel Number: 92-5-125.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

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

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

WITNESS the signature of the Grantor the day and year first above written.

Homesales, Inc.

BY: Susan Hacker

TITLE: Asst. Vice Pres.

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, personally appeared Susan Harber, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the AVP of **Homesales, Inc..**, the within named bargainor, and that she as such ~~Asst~~ Susan Harber, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Homesales, Inc.**, by her self as such.

WITNESS my hand and Notarial Seal at office this 14 day of March, 2007.

-SEAL-

ALICIA BROOK REYNA
Notary Public, State of Texas
My Commission Expires
February 20, 2011

Alicia Brook Reyna
Notary Public
My commission expires: 2/20/11

STATE OF Texas
COUNTY OF Dallas

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $28,500.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of March, 2007.

Notary Public

My Commission Expires:

JENNY M. BOMAR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 9-17-08

Owner's Mailing Address:
Ronald Osborne
716 Magnolia Trail
Nashville, TN 37221

Property Address:
931 33rd Avenue
Nashville, TN 37209

Person or entity responsible for
The payment of taxes:

Ronald Osborne
716 Magnolia Trail
Nashville, TN 37221

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: 07-0423 JB