03

Realty Title Box 484

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1008-137
3886461

Davidson County DEEDWARR
Recvd: 02/11/08 12:26 3 pgs
Fees:18.00 Taxes:292.30

20080211-0013721

# SPECIAL WARRANTY DEED
## (Corporation)

Special warranty deed made on the 3rd day of January, 2008, by Homecomings Financial, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael J. Santoro, Grantee, the following land in Davidson County, Tennessee:

LAND IN THE 12th, formerly the 17th Civil Distinct of Davidson County, Tennessee, being part of Lot No 1 on the plan of the subdivision of the lands of William Phillips as of record in Book 57, page 21, Register's Office for said County, described according to a survey made by Nickerson Hickerson Engineers, December 22, 1961 as follows:

Beginning at an iron pin at the northwest corner of the intersection of Maplewood Lane and Walton Lane; thence with the westerly margin of Walton Lane N 3 degrees 15' East 250.4 feet to an iron pin; thence N 83 degrees 35' West 76.3 feet to an iron pin; thence S 6 degrees 25' West 250 feet to an iron pin in the northerly margin of Maplewood Lane; thence with the northerly margin of Maplewood Lane S 83 degrees 35' East 89.7 feet to the beginning containing 0.476 acres, more or less.

Being the same property conveyed to Homecomings Financial, LLC in Trustee's Deed filed as instrument number 20071126-0136818, and 20080211-0013720

Commonly known as: 239 Maplewood Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Homecomings Financial, LLC**

**BY:** Patrick McClain

**ITS:** Vice President

**Acknowledgment**

**State of Texas**

**)ss.**

**County of Dallas**

**On this day before me, a Notary Public, personally appeared** Patrick McClain **, to me personally well-known, who acknowledged that he/she is the** Vice President **, of Homecomings Financial, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

**Witness my hand and seal this 3rd day of January, 2008.**

**(Seal)**

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

**Notary Public**

**My commission expires:** 10-9-2011

**State of Texas**

**)ss.**

**County of Dallas**

**I, or we, 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, $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant** Patrick McClain

**Subscribed and sworn to before me this 3rd day of January, 2008.**

**(Seal)**

**Notary Public**

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

**My commission expires:** 10-9-2011

**Property owner and party responsible for payment of taxes:**
**Michael J. Santoro**
**239 Maplewood Lane**
**Nashville, TN 37207**

**Parcel #06101000 800**

**Return to:**

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211