$128.63
(3)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-111
4298181

Davidson County DEEDWARR
Recvd: 07/22/08 10:16 3 pgs
Fees:18.00 Taxes:110.63
20080722-0075063

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of July, 2008, by Homesales, Inc. by its duly authorized attorney in fact National Default Services, LLC, a Delaware Limited Company d/b/a First American Asset Closing Services, (FAACS).

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

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee. described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 37 and 38, in Owens Plan of Buena Vista, of record in Book 57, pages 26 and 27, Register's Office for said County.

Beginning on the north margin of Cass Street, 106 feet Westerly from the northwest corner of said Cass Street and 14th Avenue North, also 42 feet easterly from the 1st alley west of said 14th Avenue, North thence in a northerly direction 90 feet to a point; thence westerly 42 feet to the easterly margin of said alley; thence with the same southerly 90 feet to the northerly margin of Cass Street: thence with the same, easterly 42 feet to the beginning.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed of record in Instrument Number 20080616-0061730, Register's Office for Davidson County, Tennessee.

Commonly known as: 1404 Cass Street, Nashville, TN 37208.

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 her 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.

Homesales, Inc. by its duly authorized Attorney in Fact National Default Services, LLC, a Delaware Limited Company dba First American Asset Closing Services, (FAACS.)

POA instrument # 20080722-0075062

BY: _____

ITS: Yadira Capacete, VP

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Yadira Capacete **, to me personally well-known, who acknowledged that he/she is the** Vice President **of** (FAACS) First American Asset, Closing Services **a corporation, as attorney-in-fact for Homesales,Inc. ~~a Delaware Limited Company dba First American Asset Closing Services,FAACS, 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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 11 **day of** July, 2008.

_____
Notary Public

My commission expires: June 4, 2009

ANTHONY PHAN
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

State of TN

County of Williamson)ss.

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, $29,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st **day of** July, 2008.

Notary Public

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

My commission expires:

7/16/11

(Seal)

Property owner and party responsible for payment of taxes:
Mary L. Collier
1404 Cass Street
Nashville, TN, 37208

Map No. 081-07-0-043.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211