Davidson County DEEDWARR
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Fees:23.00 Taxes:129.50
20080902-0089238

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080800667S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Martha F. Steele	SEND TAX BILL TO: Martha F. Steele	MAP/PARCEL NUMBERS:
(Name) 4138 Grays Pt. Rd.	(Name) SAME	052-02-70.00
(Address) Joelton, TN. 37080	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Homesales, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Martha F. Steele, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 709 Carmel Ave, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 8/20/08, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Homesales, Inc. by FIS Asset Management Solutions, Inc, a Colorado corporation as attorney in fact

By: Suzan Wright

Name: Suzan Wright, VP

Its: _____

State of Colorado
County of Jefferson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Suzan Wright / VP who acknowledged to me that she/he is VP (Title of person signing) of FIS Asset Management (Name of Company), the attorney-in-fact for Homesales, Inc., and that in its capacity as attorney-in-fact for Homesales, Inc. she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Homesales, Inc. and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 20th day of Aug., 2008.

Notary Public

My Commission Expires: _____

HEATHER McNEILLY
NOTARY PUBLIC
STATE OF COLORADO
My commission expires November 14, 2009

State of Colorado
County of Jefferson

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00.

Affiant

Subscribed and sworn to before me this 8/20/08.

Notary Public

My Commission Expires: _____

HEATHER McNEILLY
NOTARY PUBLIC
STATE OF COLORADO
My commission expires November 14, 2009

RE: 709 Carmel Ave, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 709 Carmel Ave, Madison, TN 37115

EXHIBIT "A"

PARCEL ID NUMBER: 05202 0 010.00

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO WIT:

TRACT ONE:

BEING THE EASTERLY 20 FEET OF LOT NO. 32 AND THE WESTERLY 40 FEET OF LOT NO. 31, BLOCK D, ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF CARMEL AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

TRACT TWO:

BEING THE EASTERLY 10 FEET OF LOT NO. 31, BLOCK D, ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO 31, BLOCK D FRONTS 10 FEET ON THE NORTH SIDE OF CARMEL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD.

COMMONLY KNOWN AS: 709 CARMEL AVENUE, MADISON, TN 37115

Being the same property conveyed to Homesales, Inc by Trustee's Deed recorded 6/24/08 in Instrument No 20050624-0064746 in the Register's Office of Davidson County, Tennessee.

RE: 709 Carmel Ave, Madison, TN 37115