BILL GARRETT, Davidson County
Trans:T20090027377 DEEDWARR
Recvd: 04/27/09 11:30 3 pgs
Fees:18.00 Taxes:351.50
20090427-0037648

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-157
4581156

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26 day of March, 2009, by Homesales, Inc., by its duly authorized Attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS) Grantor.

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

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of re-subdivision for the Remainder of Lots 4 through 8 and part of Lot 3 of the subdivision of the East part of Lot 10 of the Harding Bosely Tract, of record in instrument no. 20030516-0067328 and revised in instrument no. 20031014-0151915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed filed for record on 10/01/08 as instrument number 20081001-0099343 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1821 North 28th Avenue, 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 REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services(FAACS).

POA instrument # 20080722-00750602

BY: _____

ITS: Yadira Capacete
Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

*National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS)

On this day before me, a Notary Public, personally appeared Yadira Capacete, **to me personally well-known, who acknowledged that he/she is the** Authorized Signer **of** FAACS*, **a corporation, as attorney-in-fact for Homesales, Inc., 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 26 **day of** March, 2004.

_____
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 TENNESSEE

)ss.

County of WILLIAMSON

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, $95,000.00, 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 23rd day of April, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

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

Property owner and party responsible for payment of taxes:
Alisha D. Smith
1821 North 28th Avenue
Nashville, TN 37208
Map No. 081-06-0-A-013.00

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

Property address: 1821 N 28th Ave Nashville,Tn 37208