SPECIAL WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

William Carlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2009.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Carlson	Same as New Owner	072.13-0-255.00
(NAME)	(NAME)	
1300 Edgewood Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Homesales, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Carlson, MARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 216 on the Map of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 50 feet on the north side of Douglas Street or Avenue and runs back between lines 272.3 feet on the east line and 271.5 feet on the west line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Homesales, Inc., by Trustee's Deed from Greg Ivester, Co-Trustee, dated November 21, 2008, and recorded December 3, 2008, as Instrument No. 20081203-0117305, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

This is improved ☑ property, known as 917 Douglas Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of April, 2009.

A R Allen
Angie Allen

Homesales, Inc.
By: Susan Harber
Name: Susan Harber
Title: Assistant Vice President

BILL GARRETT, Davidson County
Trans: T20090028970 DEEDWARR
Recvd: 05/01/09 15:39 2 pgs
Fees: 13.00 Taxes: 127.65
20090501-0040031

STATE OF TEXAS)

COUNTY OF Dallas)

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 him/herself to be AVP of Homesales, Inc.. the within named bargainor, a corporation, and that he/she/they as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as AVP.

WITNESS my hand and seal this 22 day of April, 2009.

K. M. MCGUIRE
Notary Public, State of Texas
My Commission Expires
January 08, 2012

K.MMcGuire
NOTARY PUBLIC K.MMcGuire

My Commission Expires: Jan 08 2012