BILL GARRETT, Davidson County
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20090806-0074200

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

SPECIAL WARRANTY DEED

This Deed, made the 28 of July, 2009, by and between **Homesales, Inc.**, as first party, and **Robert DeJaeger**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

A certain tract of parcel of land in Davidson County, Tennessee,
Being LOT NUMBER Seventy-Three (73), Plan of Village of Old Hickory, Section C, according to plat thereof recorded in Plat Book 1424, Page 66, Register's Office of Davidson County, Tennessee.

Being the same property acquired by Trustee's Deed of Property from Michael H. Burt to Homesales, Inc. dated June 3, 2009 and recorded June 11, 2009 as 20090611-0054063, of the official records of Davidson County, Tennessee.

Municipal Address: 1402 Debow Street, Old Hickory, Tennessee 37138-3004
Parcel Number: 53.03-142.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses 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.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

Homesales, Inc.

By: _____
Signature
Jenena Blackburn
Asst. Vice President

_____
Print Name

STATE OF California

COUNTY OF San Diego **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Jenena Blackburn, ~~with~~ whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP (or other officer authorized to execute the instrument) of Homesales, Inc. the within named bargainor, a corporation, and that such or officer as such AVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Homesales, Inc..

Witness my hand and seal, at office this 28 day of July, 2009.

My commission expires:_____

_____
Notary Public

V. ALBA
COMM. # 1799963
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires June 1, 2012

Property Owner & Address: Robert DeJaeger
604 Rebel Road
Old Hickory, TN 37138

Tax Parcel No.: 53.03-142.00

Mail Tax Bill to: Robert DeJaeger
604 Rebel Road
Old Hickory, TN 37138

STATE OF TENNESSEE

COUNTY OF Davidson, **to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **FIFTY FOUR THOUSAND AND 00/100 ($54,000.00) DOLLARS**, which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Robert DeJaeger

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2009.

My commission expires: 11/17/2010

Notary Public

ANDREA M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

HOMESALES, INC.

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of Homesales, Inc. and are authorized to sign legal documents such as deeds and affidavits on behalf of Homesales, Inc.

Carol Wilkinson	Assistant Vice President
Deborah Sarot	Assistant Vice President
Heidi Brodersen	Assistant Vice President
Richard Alexander	Assistant Vice President
Jenena Blackburn	Assistant Vice President

Lauren V. Harris
Assistant Secretary

Dated: January 8, 2007