STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Subscribed and sworn to before me this 6th day of AUGUST, 2009.

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090060529 DEEDWARR
Recvd: 09/02/09 16:01 2 pgs
Fees:13.00 Taxes:214.60
20090902-0082742

Affiant

Notary Public

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CORNELLA HARRISON 117 LANEWOOD COURT NASHVILLE, TN 37211 MAP & PARCEL NO. 147-08-0226.00	Elite Home Loans 109 Westpark Dr #310 Brentwood TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HOMESALES, INC.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

CORNELLA HARRISON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being lot Number 51 on the Plan of Beverly Heights, Section 4 of record in Plat Book 5200, Page 263, Register's Office for said County, to which reference is made for a more complete description.

Said Lot Number 51 fronts 91.73 feet on the northerly margin of a Lane Wood Court and extends back 134.55 feet on the easterly line and 153.06 feet on the westerly line to a dead line in the rear measuring 20.0 feet thereon.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 20, 2009, and filed of record on May 29, 2009, in Instrument No. 20090529-0049327, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *117 LANEWOOD COURT, NASHVILLE, TN 37211*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 6th DAY OF AUGUST, 2009.

HOMESALES, INC.,

by: Perry W. Pollard / AVP

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry W. Pollard, who, upon oath, acknowledged him/herself to be the Assistant Vice President of HOMESALES, INC., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HOMESALES, INC. executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 6th day of AUGUST, 2009.

My Commission Expires:

Notary Public

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

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SPECIAL WARRANTY DEED

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