STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $100,500.00.

Subscribed and sworn to before me this 28 day of JULY, 2009.

My Commission Expires:

Affiant Jennifer Waites

Notary Public

BILL GARRETT, Davidson County
Trans:T20090062175 DEEDWARR
Recvd: 09/10/09 13:44 2 pgs
Fees:13.00 Taxes:371.85
20090910-0084858

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

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2367

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JAMES T. BOLLINGER 3428 TOWNE VILLAGE ROAD ANTIOCH, TN 37013 MAP & PARCEL NO. 150-07-0-485.00	GUARANTY TRUST COMPANY 316 ROBERT ROSE DR. MURFREESBORO, TN 37129

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

JAMES T. BOLLINGER, UNMARRIED

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 No. 537 on the Plan of Towne Village of the Country, Section V, of the record in book 6250, Page 783, in the Register's office for Davidson County, Tennessee.

Said Lot No. 537 fronts 67 feet on the northerly margin of Towne Village Road and extends back 137.89 feet on the westerly line and 132.09 feet on the easterly line to a broken line in the rear measuring 67.30 feet thereon.

Being the same property conveyed to Homesales, Inc by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 6, 2009, and filed of record on May 13, 2009, in Instrument No. 20090513-0043861, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *3428 TOWNE VILLAGE ROAD, ANTIOCH, TN 37013*

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 28th DAY OF JULY, 2009.

HOMESALES, INC.

by: _____ James M. Dolan
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Dolan, who, upon oath, acknowledged him/herself to be the AVP 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 28 day of JULY, 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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