STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $149,500.00.

Subscribed and sworn to before me this 11th day of SEPTEMBER, 2009.

My Commission Expires: 7-8-2013

Affiant

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090062743 DEEDWARR
Recvd: 09/14/09 11:43 2 pgs
Fees: 13.00 Taxes: 553.15
20090914-0085604

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2356

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOHN S. BENTON 3457 COBBLE STREET NASHVILLE, TN 37211 MAP & PARCEL NO. 172 12 0B 318.00	JOHN S. BENTON 5714 PAMPLICO HWY. Florence, SC 29505

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

JOHN S. BENTON,

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. 529 on the Plan of Bradford Hills, Section Thirteen, as of record in Book 7900, page 6 and amended in Book 7900, page 661, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Homesales, Inc. by Trustee's Deed from Shellie Wallace, Successor Trustee, dated April 30, 2009, and filed of record on May 8, 2009, in Instrument No. 20090508-0042609, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *3457 COBBLE STREET, 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 11th DAY OF AUGUST, 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 M. Dolan, 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 11 day of AUGUST, 2009.

My Commission Expires: July 24, 2011

DIANA M MORENO
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Notary Public

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SPECIAL WARRANTY DEED
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