Prepared by &
After recording, return to:
First National Title, LLC
5034 Thoroughbred Lane, Ste C
Brentwood, TN 37027
File: N16321

BILL GARRETT, Davidson County
Trans:T20100014586 DEEDWARRSP
Recvd: 03/11/10 12:39 5 pgs
Fees:28.00 Taxes:545.01
20100311-0018712

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Brandon & Brandy Venable	(NAME) Brandon & Brandy Venable	174-11-0-A-380.00CO
(STREET ADDRESS OR ROUTE NUMBER) 3120 Skinner Drive	(STREET ADDRESS) 3120 Skinner Drive	
(CITY) (STATE) (ZIP) Antioch TN 37013	(CITY) (STATE) (ZIP) Antioch TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Homesales, Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 10790 Rancho Bernardo Rd., San Diego, CA 92127, have this day bargained and sold, and do hereby transfer and convey unto Brandon Venable and Brandy Venable,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. * in the Register's Office of Davidson County, Tennessee.
* 20091216-0114325

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 147,300 00

Affiant Doug L. Aucoin

Subscribed and sworn to before me this the 25th day of February 2010

Notary Public Terry R. Slater

My commission expires:
8/20/2013 (Affix Seal)

TERRY R. SLATER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This is unimproved ( ), known as 3120 Skinner Drive, Antioch, TN 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 11 day of Feb, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Homesales, Inc.

By: _____

Printed Name: Tony Huynh

Its: Asst. Vice President

(Corporate Seal)



STATE OF California
COUNTY OF San Diego

Before me, A P Clark, a Notary Public of the State and County aforesaid, personally appeared Tony Huynh, Asst Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of Homesales, Inc., a corporation, the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and official seal, at office in San Diego, this 4 day of Feb, 2010.

A. P. Clark (This area for official notarial seal)
Notary Public
My Commission Expires:

A. P. CLARK
Commission # 1754636
Notary Public - California
San Diego County
My Comm. Expires Jun 30, 2011

Exhibit "A"

Being Lot 359, as shown on Cane Ridge Farm, Phase VI, Section 1, of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

For information purposes only:

Map/Parcel ID Number: 174-11-0-A-380.00CO

BEING the same property conveyed to Collins Owusu Kesse, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 09/30/05, recorded 10/05/05, of record in Instrument No. 20051005-0120098, in the Register's Office for Davidson County, Tennessee.

BEING ALSO the same property conveyed to Collins Owusu Kesse and wife Faustina Fosu by Quit Claim Deed from Collins Owusu Kesse, married, dated 10/26/07, recorded 11/14/07, as Document No. 20071114-0133487, in the Register's Office of Davidson County, Tennessee.

HOMESALES, INC.

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and qualified Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite his/her name, is a duly elected officer of Homesales, Inc. and is authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits, and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of on behalf of Homesales, Inc.

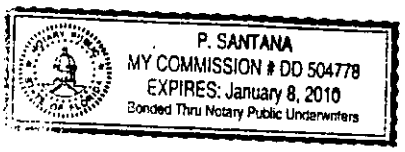
Name:	Title to which appointed:
Gena Rotter	Asst. Vice President
Tony Huynh	Asst. Vice President
Vera Hunter	Asst. Vice President

Diane Towns
Assistant Secretary

Dated: July 23, 2009

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 23rd day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary of Homesales, Inc., who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of Homesales, Inc., in her capacity as Assistant Secretary.



Notary Public
My Commission Expires: 01/08/2010