BILL GARRETT, Davidson County
Trans:T20100018434 DEEDWARRSP
Recvd: 03/30/10 10:40 4 pgs
Fees:23.00 Taxes:347.80
20100330-0023583

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100300124S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Robert W. Slate, II	SEND TAX BILL TO: Robert W. Slate, II	MAP/PARCEL NUMBERS: 062-02-0A-018.00-CO
(Name)	(Name)	
(Address) 2040 Bon Dr.	(Address) 2040 Bon Dr.	
(City) (State) (Zip) Greenbriar, TN 37073	(City) (State) (Zip) Greenbriar, TN 37073	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Home Sales, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Robert W. Slate, II, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2713 River Bend Drive, Nashville, TN, 37214, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the March 16, 2010 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Home Sales, Inc.

By: _____

Name: Curt Sliwinski

Its: Vice President

State of Wisconsin
County of Milwaukee

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Curt Sliwinski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the VP (Title of person signing) of Home Sales, INC (Name of Company), a corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Home Sales, Inc. for the purposes therein contained.

Witness my hand and official seal, at office in Milwaukee, WI, this March 16, 2010.

NOTARY PUBLIC SHERRY J. WETZEL STATE OF WISCONSIN

Notary Public Sherry J. Wetzel

My Commission Expires: 8-11-2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 94,000.00

Affiant

Subscribed and sworn to before me this 25th day of March, 2010.

Notary Public

My Commission Expires: 9/23/2013

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RE: 2713 River Bend Drive, Nashville, TN 37214

EXHIBIT "A"

Land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 (formerly 72A and 72B in Plat Book 6250, Page 996) on the plan of River Trace Estates, Section 1, of record in Book 6900, Page 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

The subject property is improved property commonly known as 2713 River Bend Drive, Nashville, Tennessee.

Being the same property conveyed to Home Sales, Inc. by Trustee's Deed dated 6/17/09 of record in Instrument No. 20090630061025, Register's Office of Davidson County, TN.

RE: 2713 River Bend Drive, Nashville, TN 37214

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed 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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 2713 River Bend Drive, Nashville, TN 37214