BILL GARRETT, Davidson County
Trans:T20100040823 DEEDWARRSP
Recvd: 07/02/10 13:11 5 pgs
Fees:28.00 Taxes:210.90
20100702-0052200

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

SPECIAL WARRANTY DEED

This Deed, made the 12th of April, 2010, by and between **HOMESALES, INC.**, as first party, and **Carol Minor**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

BEING Lot No. 45-A, Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, 45 on the Plan of Harbor Gate Section One-Revised, of record in Plat Book 5200, page 712, amended in Book 6250, page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Roy T. Resha by Warranty Deed from Birgit Chapman Gaskill, a married person by and through Maj-Lis Chapman Nash as her Attorney-in-Fact, dated June 30, 2004 and recorded August 18, 2004, of record in Instrument No. 20040819-0100452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan E. Quinn, a single person by Warranty Deed from Roy T. Resha of record in Instrument No. 20050914-0110511, Register's Office for Davidson County, Tennessee.

Being the same property acquired by Quit Claim Deed to Homesales, Inc. dated March 24, 2010 and recorded as Instrument No. 20100702-0052199, of the official records of Davidson , Tennessee.

Subject to any and all existing restrictions and easements of record

Municipal Address: 736 Lake Terrace Drive, Nashville, Tennessee 37217-4269
Parcel Number: 150-02-0-167.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses 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.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

HOMESALES, INC.

By: _____
Signature

Deborah Sarot
Asst. Vice President
Print Name

STATE OF _____

COUNTY OF _____, to wit:

SEE ATTACHMENT

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be _____ (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as JPMORGAN CHASE BANK.

Witness my hand and seal, at office this _____ day of _____, 2010.

My commission expires:_____

_____
Notary Public

ACKNOWLEDGMENT

State of California
County of San Diego)

On March 24, 2010 before me, Rickey L. Roles, Notary Public
(insert name and title of the officer)

personally appeared Deborah Sarot, Asst. Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RICKEY L. ROLES
COMM. # 1654575
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 27, 2010

Signature _____ (Seal)

Property Owner & Address: Carol Minor
736 Lake Terrace Drive
Nashville, TN 37217-4269

Tax Parcel No.: 150-02-0-167.00

Mail Tax Bill to: Carol Minor
736 Lake Terrace Drive
Nashville, TN 37217-4269

STATE OF TENNESSEE

COUNTY OF Davidson, **to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **FIFTY SEVEN THOUSAND AND 00/100 ($57,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Carol Minor

SUBSCRIBED AND SWORN TO before me this 12th day of April, 2010.

My commission expires: 11-21-10

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
JENNY AVERHOFF RUTHERFORD COUNTY

HOMESALES, INC.

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of Homesales, Inc. and are authorized to sign legal documents such as deeds and affidavits on behalf of Homesales, Inc.

Carol Wilkinson	Assistant Vice President
Deborah Sarot	Assistant Vice President
Heidi Brodersen	Assistant Vice President
Richard Alexander	Assistant Vice President
Jenena Blackburn	Assistant Vice President

Lauren V. Harris
Assistant Secretary

Dated: January 8, 2007