Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Ste. 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF December 2010.

Notary Public

Commission Expiration: 8-4-14

BILL GARRETT, Davidson County
Trans: T20100077519 DEEDWARRSP
Recvd: 12/09/10 09:00 2 pgs
Fees: 13.00 Taxes: 270.10
20101209-0097924

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael Sales **Teresa Sales** **1010 Stafford Ct.** **Hendersonville, TN 37075**	New Owner	162-16-0E-044.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sovereign Bank, a federal savings bank

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Sales and wife, Theresa Sales

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 13 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sovereign Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP as Substitute Trustee, dated 1/5/10 and recorded 1/15/10 in Instrument Number 20100115-0003848; Shapiro & Kirsch, LLP was appointed as Substitute Trustee by Substitution of Trustee dated 11/6/09 and recorded 11/12/09 in Instrument Number 20091112-0104258 (pursuant to the terms of a Deed of Trust executed by Raymond Roberson and Dorothy Roberson of record in Instrument Number 20000118-0005589); previously conveyed to Raymond Roberson and Dorothy Roberson by Warranty Deed from Kristina A. Frey and Barbara A. Frey, dated 11/30/99 and recorded 1/18/00 in Instrument Number 20000118-0005588, Register's Office for Davidson County, Tennessee.
Power of Attorney for Barbara A. Frey of record in Instrument Number 20000118-0005597, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 1441 Bell Trace Drive, Antioch, TN 37013 .

And the Grantor, for himself and his heirs, executors and administrators, does hereby covenant with the Grantee, his heirs and assigns, that he, the Grantor, has not made, done, executed, or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, though or under him the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of subject real estate.

Sovereign Bank

By: _____
Russell L. Hix
Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

Before me, a Notary Public in and for said County and State, personally appeared Russell L. Hix, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Vice President of Sovereign Bank, a federal savings bank, the within named bargainor, a corporation, and that he, as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and official seal at office this 3rd day of December 2010.

_____
Notary Public

Commission Expiration: 2/25/2012

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer L. Groff - Notary Public
CITY OF READING, BERKS COUNTY
MY COMMISSION EXPIRES FEB. 25, 2012