Davidson County DEEDWARRSP
Recvd: 12/30/10 10:38 4 pgs
Fees:23.00 Taxes:999.00
20101230-0103860

Cumberland Title
13026 Lebanon Road, Ste 10
Mt. Juliet, Tennessee 37122

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of December, 2010 by **and Homesales, Inc.** hereinafter called Grantor, and Katherine Roos, A Married Woman_____, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Unit 404, Morgan Park Place, as shown on Master Deed of record in Instrument Numbers 20050831-0104621, 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 and 20071010-0120740, in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Commonly know as: 404 Van Buren Street Nashville, TN 37208

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Instrument Number 20101001-0078185.

Tax Parcel Number: 082-090J-404.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

FILE#01288-1133

Homesales, Inc.

BY: _____

Deborah Sarot

TITLE: Asst. Vice President

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence**), and who, upon oath, acknowledged _____self to be the _____of **Homesales, Inc.** the within named bargainor, and that _____he as such_____, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Homesales, Inc. by _____self as such.

WITNESS my hand and Notarial Seal at office this ____ day of December, 2010.

See Attachment

-SEAL-

_____
Notary Public
My commission expires:_____

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $270,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Katherine Roos
Affiant

Subscribed and sworn to before me this the 28 day of December, 2010.

Marilyn C. Newman
Notary Public

My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Owner's Mailing Address:
406 Van Buren Street
Nashville TN 37206

Property Address:
404 Van Buren Street
Nashville, TN 37208

Person or entity responsible for
The payment of taxes:
Katherine Roos
406 Van Buren Street
Nashville TN 37206

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134

ACKNOWLEDGMENT

State of California
County of San Diego)

On 12-22-10 before me, R. Fregoso, 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.

R. FREGOSO
Commission # 1881299
Notary Public - California
San Diego County
My Comm. Expires Feb 28, 2014

Signature _____ (Seal)

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

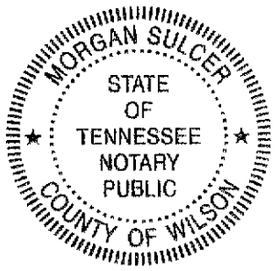
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013