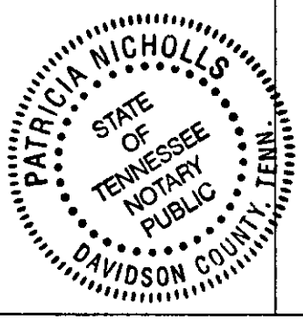
SPECIAL WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 2011

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11819

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell Builders, Inc.	NEW OWNER	0441100 7300 and 0441102 0700
~~235 Logue Rd~~ ~~103 Wilmington Street~~	(NAME)	
(ADDRESS) 235 Logue Rd.	(ADDRESS)	
~~Old Hickory~~ Mt. Juliet (CITY) TN (STATE) ~~37138~~ 37122 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Homesales, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Larry Powell Builders, Inc.,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 103 Wilmington Street Old Hickory 37138
improved
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Larry Powell Builders, Inc., and his/her/their assigns, forever.

Said Homesales, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20110015320 DEEDWARRSP
Recvd: 03/15/11 09:49 3 pgs
Fees:18.00 Taxes:38.85
20110315-0020391

IN WITNESS WHEREOF, the said Homesales, Inc., has executed this deed this 3-10-11

For the property commonly known as:
103 Wilmington Street
Old Hickory, TN 37138

HOMESALES, INC CORPORATE SEAL 2004 DELAWARE

Homesales, Inc.

Richard Dodd
Vice President

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3-10-11

Commission expires:

Notary Public

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://rtnai.wordpress.com

RT11819

Escrow File No.: **RT11819**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Part of Lot Number 171, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the southwest corner of Lot Number 171, Section A and running thence the following courses and distances: (1) North 10 deg. 40 minutes West 153.7 feet to an iron pin; thence (2) North 77 degrees 32 minutes East 15.0 feet to an iron pin; thence (3) in an easterly direction around a curve having a radius of 521.5 feet, 21.3 feet to an iron pin; thence (4) South 15 degrees 30 minutes East 90.3 feet to an iron pin; thence (5) North 74 degrees 30 minutes East 10.0 feet to an iron pin; thence (6) South 15 degrees 30 minutes East 62.5 feet to an iron pin; thence (7) South 73 degrees 57 minutes West 29.8 feet to a concrete monument; thence (8) in a westerly direction around a curve having a radius of 567.8 feet, 29.3 feet to an iron pin and the point of beginning.

Being Part of Lot Number 171, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northeast corner of Lot Number 171 and running thence the following courses and distances: (1) South 15 degrees 30 minutes East 89.9 feet to an iron pin; thence (2) South 74 degrees 30 minutes West 10.0 feet to an iron pin; thence (3) North 15 degrees 30 minutes West 90.3 feet to an iron pin; thence (4) in an easterly direction around a curve, having a radius of 521.5 feet, 10.0 feet to an iron pin and the point of beginning.

Being the same property conveyed to David Ray Turner, unmarried, by Deed from Jan G. Mundy, unmarried, dated October 16, 1992 and recorded October 20, 1992 in Book 8762, Page 101, Deed of Correction of record in Book 9081, page 18, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America, by Trustee's Deed from Shellie Wallace, as Successor Trustee, dated March 11, 2009 and recorded March 19, 2009 in Instrument Number 20090319-0024606, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Homesales, Inc. by Quitclaim Deed from The Secretary of Veterans Affairs, an Officer of the United States, dated July 14, 2009 and recorded August 3, 2009 in Instrument Number 20090803-0072353, Register's Office for Davidson County, Tennessee.