BILL GARRETT, Davidson County
Trans:T20120000925 DEEDWARRSP
Recvd: 01/05/12 09:55 5 pgs
Fees:28.00 Taxes:647.50
20120105-0001057

Prepared By and Return to:
Fearnley & Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Military Warriors Support Foundation	Military Warriors Support Foundation	183050A38000CO
2511 N Loop 1604 Suite 201	2511 N Loop 1604 Suite 201	
San Antonio, Texas 78258	San Antonio, TX 78258	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by HOMESALES, INC., ("Grantor"), in favor of MILITARY WARRIORS SUPPORT FOUNDATION, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 17 day of November, 2011.

GRANTOR:

Homesales, Inc.

By: _____
Name: Melanie J. Brinkley
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

See attached notary Acknowledgment

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

_____
Affiant

Subscribed and sworn to before me this 17th Day of November 2011

_____
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RE: , , TN

DB1/ 67069091.2

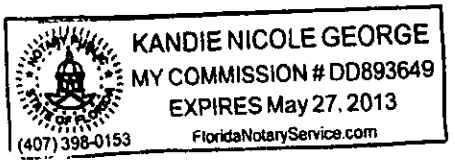
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 17, 2011, by Melanie J. Brinkley, the Vice President of Homesales, Inc., a United States corporation, on behalf of the corporation. He/she is personally known to me.

X _____

Notary Public



(seal)

Kandie Nicole George

Printed Name: _____

MGB

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee Being Lot Number 193, on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Homesales, Inc., by virtue of that certain Trustee's Deed dated October 13, 2010, at Instrument No. 20101021-0084391 in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 7101 Smokey Hill Road, Antioch, TN 37013

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.