

Return to:

Universal Land Title, Inc.
9143 Philips Highway, Suite 170
Jacksonville, FL 32256

Prepared by:

Amy Ratliff
Universal Land Title, Inc.
9143 Philips Highway, Suite 170
Jacksonville, FL 32256

File Number: 92655-35

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Special Warranty Deed

This Special Warranty Deed made this 27th day of February, 2008, between Touse Homes, Inc., a Florida corporation, as Debtor in Possession, in a jointly administered bankruptcy case, bearing case number 08-10928-BKC-JKO, in the United States Bankruptcy Court, Southern District of Florida, Fort Lauderdale Division, whose post office address is 11945 San Jose Blvd., Bldg. 300, Jacksonville, FL 32223, hereinafter called the "grantor", and David Vann and Tammy Vann, husband and wife whose post office address is 3603 Old Village Drive, Orange Park, FL 32065, hereinafter called the "grantee":

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Clay County, Florida, to-wit:

Lot 80, WHITFIELD AT OAKLEAF PLANTATION, according to the Plat recorded in Plat Book 46, Page(s) 58 through 67, inclusive, as recorded in the Public Records of Clay County, Florida.

Parcel Identification Number: 06-04-25-007869-011-80

This conveyance is authorized pursuant to Order (A) Authorizing the Debtors to Sell Homes Free and Clear of Liens, Claims, Encumbrances and Other Interests and (B) Establishing Procedures for the Resolution and Payment of Lien Claims bearing Case No. 08-10928-BKC-JKO United States Bankruptcy Court, Southern District of Florida recorded at Official Record Book 2987, pages 1605, Public Records of Clay County, Florida conveying the property free and clear of all liens.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Conveyance subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; public utility easements of record; taxes for the year of closing and subsequent years; and restrictions, limitations, liens and fees.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tousa Homes, Inc. A Florida Corporation, as Debtor in Possession:

by Andy Chamber, Division President

Witness Name: Rebecca M. Eckhof

Witness Name: Karen C. Siegrist

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 27th day of February, 2008, by Andy Chambers, of TOUSA HOMES, INC., A FLORIDA CORPORATION, AS DEBTOR IN POSSESSION, on behalf of the Corporation he/~~she~~ is personally known to me or () has produced _____ as identification.

Notary Public

Printed Name:

My Commission Expires: KAREN C. SIEGRIST
Notary Public - State of Florida
My Commission Expires Jul 30, 2011
Commission # DD 689966

