Bo417

Davidson County DEEDWARR
Recvd: 09/19/00 10:31 2pgs
Fees:11.00 Taxes:125.43
20000919-0092978

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
David M. Birchett 3091 Cainsville Road Lebanon, TN 37090-7763	Same	Map 81-15 Parcel 493

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Household Financial Center, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

David M. Birchett

hereinafter called the Grantee, his 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 the northerly 15 1/2 feet of Lot No. 14 and all of Lot No. 15 on the plan of Oakwood Park of record in Book 421, page 12, Register's Office for said County.

Said part of Lot 14 and Lot No. 15 front together 45.5 feet on the easterly margin of North 4th Street, formerly Lischey Avenue, and extends back 175 feet between parallel lines to an alley.

Being the same property conveyed to Household Financial Center, Inc. by deed from Banc One Financial Services, Inc. of record in Instrument No. 20000919-0092977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, page 12, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

This is improved property known as 1117 Lischey Avenue, Nashville, TN 37207.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under

Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7TH day of September, 2000.

HOUSEHOLD FINANCIAL CENTER, INC.

By: _____
Ashley M. Bean
Asst. Vice President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley M. Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be AVP, of the Household Financial Center, Inc., the within named bargainor, and that She as such AVP, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Household Financial Center, Inc. by her self as AVP.

Witness my hand and seal, at office in Pomona, California, this 7 day of September, 2000.

My Commission Expires:
1/16/2001

BARBARA REYNOLDS
Comm. # 1123037
Notary Public — California
Los Angeles County
My Comm. Expires Jan 16, 2001

NOTARY PUBLIC

CALIFORNIA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
LOS ANGELES

The actual consideration or value whichever is greater, for this transfer is $33,900.00.

AFFIANT

Subscribed and sworn to before me this 7 day of September, 2000.

My Commission Expires:
1/16/2001

NOTARY PUBLIC

BARBARA REYNOLDS
Comm. # 1123037
Notary Public — California
Los Angeles County
My Comm. Expires Jan 16, 2001