OOH-1047

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/20/00 09:19 2pgs
Fees:11.00 Taxes:240.50

20001220-0124583

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **December, 2000** between **Beneficial Tennessee, Inc.** , GRANTOR, and **FRANCINE D. SCOTT, a married woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 455 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 455 fronts 73.0 feet on the southerly margin of Bonnameade Drive and runs back between lines mesuring 165.0 feet on the westerly said and 180.63 feet on the easterly side to a deed (sic) line in the rear on which it measures 106.49 feet.

BEING the same property conveyed unto Beneficial Tennessee, Inc., herein by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee, recorded on November 21, 2000, in Instrument No. 20001121-0114790, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 3300, Page 1; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

ASHRAF R. IBRAHIM
ASST. VICE PRESIDENT
Signature of Seller

CORPORATE California
STATE OF ~~TENNESSEE~~)
COUNTY OF Los Angeles)

Before me, Barbara Reynolds Notary Public of said State and County aforesaid, personally appeared Ashraf R. Ibrahim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be AVP of Beneficial Tennessee, Inc., the within named bargainor, a corporation, and that he/she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as AVP

Witness my hand and seal, at office in Pomona, this the 6th day of December, 2000.

Notary Public

My Commission Expires: 1/16/2001

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

Name and Address of Property Owner:

FRANCINE D. SCOTT
579 LAKESHORE DRIVE
OLD HICKORY, TENNESSEE 37138

Property Address:

5035 BONNAMEADE DRIVE
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

Francine D. Scott
579 Lakeshore Drive
OLD HICKORY, TN 37138

Parcel #:

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of December, 2000.

Notary Public

My Commission Expires: 1/16/2001

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

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