02

Realty
48A

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

Davidson County DEEDWARR
Recvd: 03/20/01 14:31 2pgs
Fees:11.00 Taxes:218.76
20010320-0026801

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Nusirat Balogun 1121 N. Graycroft Avenue Madison, Tennessee 37115	Mortgage Capital Associates, Inc. 5000 Birch St., Ste. 150 Newport Beach, CA. 92660	Map 33-16 Parcel 234

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

Nusirat Balogun, unmarried

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 Lot No. 5A on the Zone Lot Division of Lot 5, Primrose Meadows, Section 4, of record in Plat Book 6900, page 378, which amends plat of record in Book 6200, page 218, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from William T. Hill, Substitute Trustee, of record in Instrument No. 20001003-0097733, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6900, page 278, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, page 378, and Book 6200, page 218, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

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

This is improved property known as 1121 N. Graycroft Avenue, Madison, TN 37115.

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 24 day of January, 2001.

HOUSEHOLD FINANCIAL CENTER, INC.

By: _____
Ashley 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 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 Asst. Vice President, of the Household Financial Center, Inc., the within named bargainor, and that She as such Asst Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Household Financial Center, Inc. by herself as A.V.P.

Witness my hand and seal, at office in Pomona, California, this 24 day of January, 2001

My Commission Expires:
10/25/03

_____
NOTARY PUBLIC
PAT MCNEILL

Pat McNeill
Commission # 1270152
Notary Public - California
Los Angeles County
My Comm. Expires Oct 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is ~~$59,000.00~~ 59,125.00.

_____
AFFIANT

Subscribed and sworn to before me this 14th day of ~~January~~ March, 2001.

My Commission Expires:

_____

_____
NOTARY PUBLIC

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires