Davidson County DEEDWARR
Recvd: 06/14/02 15:36 2pgs
Fees:13.00 Taxes:160.95

20020614-0072744

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $43,500.00

Budget Davis
Affiant

Subscribed and sworn to before me this 31st day of May, 2002.

Shelia Boyd
Notary Public
My commission expires: ~~05/30/04~~ 5-17-2005

Address of New Owner:	Send Tax Bills to:	Tax-Information
Ronnie Osborne	Same as new owner	119-09-0
1018 Clemmons Street		172.00
Nashville TN 37211		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beneficial Tennessee, Inc.,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ronnie Osborne**, hereinafter called the Grantees, their successors 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. 5 on the Map of N.D. Overall's Subdivision of the Patterson Lands of record in Book 421, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee, dated April 1, 2002, recorded in Instrument No. 20020412-0045454, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1018 Clemmons Street, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfullyseised 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 hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, but no further or otherwise.

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 my hand this 31st day of May, 2002.

Beneficial Tennessee, Inc.

By: ~~Ashley M. Bean~~
Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley M. Bean, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Asst. Vice President of Beneficial Tennessee, Inc., the within named bargainor, and that She is authorized by Beneficial Tennessee, Inc. to execute this instrument on its behalf.

Witness my hand in Pomona, CA, this 31st day of May, 2002.

Notary Public

My Commission expires 2/5/05

CECILIA TORRES
Commission # 1293215
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2005