Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hende[illegible]
File [illegible]02-60739

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Eldon Spraker 6600 Ellesmer Rd. Nashville, TN 37205	New Owner	083-01-0-057.00

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 Finance hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eldon Spraker, 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:

See Attached Exhibit "A"

Being the same property conveyed to Beneficial Finance by Deed in Lieu of Foreclosure from Gerald R. Leffler and Sandra G. Leffler, husband and wife, of record in Instrument No. 20030204-0015043, Register's Office for Sumner County, Tennessee.

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 943 Sharpe Avenue, Nashville, Tennessee 37026

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 lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, 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.

Davidson County DEEDWARR
Recvd: 03/12/03 15:57 3pgs
Fees:18.00 Taxes:133.20
20030312-0033617

WITNESS my hand this 10 day of March, 2003.

Beneficial Finance

BY: Ashley M. Bean
Asst. Vice President

Its: Assistant 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, the within named Ashley M. Bean Asst. Vice President, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Beneficial Finance and that she is authorized by Beneficial Finance to execute this instrument on its behalf by herself as such Assistant Vice President.

Witness my hand in Pomona, California, this 10 day of March, 2003.

Notary Public

My Commission expires: 2/5/05

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 44 front and 49 feet rear of Lot No. 1 on the Map showing W. T. Wood's Subdivision of the east part of his lands on Sharpe Avenue, as of record in Book 843, Page 38, Register's Office for said County, and described according to a survey made by Erle Drake, County Surveyor, November 28, 1934, as follows: Beginning on the northerly margin of West Sharpe Avenue said point being 1 foot east of the common corner of Lots Nos. 1 and 2 on said Plan; thence northwardly and parallel with the line between Lots Nos. 1 and 2, 166 feet to the southerly margin of an alley; thence with said alley eastwardly 49 feet; thence southwardly 155 feet to the northerly margin of West Sharpe Avenue; thence with the same westwardly 44 feet to the beginning.