Davidson County DEEDWARR
Recvd: 05/05/03 10:07 3pgs
Fees:18.00 Taxes:251.05

20030505-0059339

Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 03-0502-60739

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 67,850.00

Affiant

Subscribed and sworn to before me, this ____ day of April, 2003.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas T. Champion 4795 Lickton Pike Whites Creek, TN 37189	Bank of America P.O. Box 740030 Atlanta, GA 30374	031-00-O 055.00

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, Household Financial Center, Inc., a Tennessee corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas T. Champion and wife, Dianna Champion, 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 Household Financial Center, Inc. by Order Confirming Sale, of record in Instrument No. 20030410-0047839, Register's Office for Davidson 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 4801 Lickton Pike, Whites Creek, Tennessee 37189.

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.

WITNESS my hand this 25 day of April, 2003.

Household Financial Center, Inc.

BY: David M. Zimmerman

David M. Zimmerman
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 David M. Zimmerman, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Household Financial Center, Inc. and that he is authorized by Household Financial Center, Inc. to execute this instrument on its behalf by himself as such Assistant Vice President.

Witness my hand in Pomona, California, this _____ day of April, 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"

Described property located in the 10th Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point in the East margin of Lickton Pike, southwest corner of Book 5051, Page 991, thence with the south line of same, South 71 degrees 22 minutes 54 seconds East with a fence 251.88 feet to an iron pin, southwest corner of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31 minutes 57 seconds East 232.43 feet to an existing iron pin, North 30 degrees 25 minutes 42 seconds East 210.16 feet to an existing iron pin, and North 17 degrees 22 minutes 58 seconds East 167.04 feet to an existing iron pin, southeast corner of Book 3892, page 518; thence with the east line of same, NOrth 04 degrees 52 minutes 16 seconds East 165.72 feet to a hackberry; thence with a fence, North 17 degrees 34 minutes 03 seconds East 87.97 feet to a 15 inch elm; North 78 degrees 27 minutes 41 seconds East 28.75 feet to a 6 inch elm; and North 06 degrees 23 minutes 40 seconds East 61.37 feet to a tree in the fence; thence with the fence and with the south line of Book 2338, Page 493, North 20 degrees 31 minutes 43 seconds East 19.70 feet to a tree; South 64 degrees 55 minutes 42 seconds East 7.94 feet to a post; North 37 degrees 00 minutes 34 seconds East 47.13 feet to a hackberry; South 82 degrees 43 minutes 57 seconds East 97.98 feet to a post; and South 85 degrees 36 minutes 14 seconds East 117.29 feet to an iron pin in the west right-of-way of Interstate 24; thence with said right-of-way, South 08 degrees 55 minutes 20 seconds East 213.01 feet to a monument; South 09 degrees 46 minutes 00 seconds East 255.14 feet to a monument; South 36 degrees 16 minutes 19 seconds East 46.48 feet to a monument; South 09 degrees 01 minutes 09 seconds West 71.51 feet to a monument; and thence with a curve to the left, Delta of 00 degrees 50 minutes 27 seconds, Radius of 3,488.75 feet, a distance of 51.18 feet to a iron pin; thence leaving said right-of-way, with a fence and the north line of Book 1344, Page 60, North 82 degrees 51 minutes 04 seconds West 260.77 feet to the center of Whites Creek; thence with said creek the following six call: South 67 degrees 40 minutes 53 seconds West 132.58 feet, South 41 degrees 23 minutes 53 seconds West 167.84 feet, South 58 degrees 17 minutes 15 seconds West 73.68 feet, South 71 degrees 35 minutes 32 seconds West 222.15 feet, South 20 degrees 58 minutes 48 seconds West 149.70 feet, and South 05 degrees 26 minutes 07 seconds West 98.47 feet; thence leaving said creek and with the north line of Book 4574, Page 688, North 83 degrees 55 minutes 08 seconds West, running South of an existing fence, 241.28 feet to the east margin of Lickton Pike; thence with said margin, NOrth 02 degrees 59 minutes 16 seconds East 284.26 feet to the beginning.

LESS AND EXCEPT the following Described proeprty:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on plat of record in Plat Book 6200, Page 946, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.