03

Realty Title 48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/19/04 08:59 2pgs
Fees:13.00 Taxes:163.73

20040319-0031277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,250.00

Michele Dearborn
Affiant

Subscribed and sworn to before me this 16 day of March, 2004.

Diane K. Marr
Notary Public
My commission expires: 03/14/05

DIANE K. MARR NOTARY PUBLIC DAVIDSON CO. TN

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
David Wheeler	DAVID WHEELER	82-03-0 446.00
1103 Lischey Avenue	6173 CHESTER ST	
Nashville, TN 37207	VANCOUVER, BC CANADA	

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 David Wheeler and Samantha Crew, as Tenants in Common with right of survivorship, 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 Lots 3 and 4 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County, to which plan reference is hereby made.
>
> Being the same property conveyed to Beneficial Tennessee, Inc., by Substitute Trustee's Deed from Richard J. Myers, Substitute Trustee, of record in Instrument No. 20030311-0031917, 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 1103 Lischey Avenue, Nashville, TN 37207.

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has 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 Grantor. Grantor hereby covenants with Grantees that Grantor will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further 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 3 day of March, 2004.

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, the within named Ashley Bean, A.V.P., with whom I am personally acquainted, ~~(or who proved to me on the basis of satisfactory evidence)~~ and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the A.V.P. of Beneficial Tennessee, Inc., the within named bargainor, and that he is authorized by Beneficial Tennessee, Inc. to execute this instrument on its behalf as such A.V.P.

Witness my hand in Pomona, Ca, this 3 day of March, 2004.

_____
Notary Public

My Commission expires 2/5/05

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