D Box 36

L 20165

Prepared by:
Realty Title (02)
5111 Maryland Way Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/09/04 14:39 2pgs
Fees:13.00 Taxes:197.50
20040609-0068372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $53,378.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2004.

Notary Public
My commission expires: 3/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Caudell 3309 Courtney Court Nashville, TN 37218	New Owner	069-12-0-054.00

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 TENNESSEE, INC., hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to CHARLES CAUDELL, hereinafter called the Grantee, his/her 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. 13 on the Plan of Orchard Hill as of record in Book 2663, Page 98, Register's Office for said County.

SAID Lot No. 13 fronts 40.5 feet on the westerly side of Courtney Court and runs back 211.8 feet on the northerly line and 173.4 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 252 feet.

BEING the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed dated 1/30/04 of record in Instrument No. 20040209015595, Register's Office for Davidson County.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This property is improved property known as 3309 Courtney Court, Nashville, TN 37218.

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.

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 June, 2004.

By: Maria I Ortega
Beneficial Tennessee, Inc.

Title: ~~Maria I. Ortega~~
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 MARIA I. Ortega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the AVP of Beneficial Tennessee, Inc. and (s)he is authorized by Beneficial Tennessee, Inc. to execute this instrument on its behalf by AVP as such AVP.

Witness my hand and seal at office in Pomona, Ca.
this 3 day of June, 2004.

NOTARY PUBLIC

My commission expires: 10/26/07

E. P. DEVEREAUX
COMM. #1447374
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES OCT. 26, 2007