Return To: Grissim Title& Escrow, LLC
2309 Crestmoor Road Ste 300
Nashville, TN 37215

Prepared by:
First Priority Title Company, Inc.
A. Nicole Troutt., Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No.06-228 ABY/dmh

Davidson County DEEDWARR
Recvd: 04/04/06 11:36 2 pgs
Fees:13.00 Taxes:491.73
20060404-0038275

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **HOUSEHOLD FINANCIAL CENTER, INC., ("Grantor"),** has bargained and sold, and hereby transfers and conveys to **JOHN C. ANDERSON, _____ ("Grantees")**, their successors, heirs and assigns, certain land in Davidson County, Tennessee, ("Property"), being more particularly described as follows:

SITUATED in Davidson County, Tennessee, being the northerly one-half of Lot nos. 23 and 24, Block A, on the Map of Inglewood Golf Club Subdivision, of record in Book 843, page 65, in the Register's Office for Davidson County, Tennessee, said parts of said lots adjoin and front together 120 feet on the south side of Golf Club Lane and run back between parallel lines, said part of Lot No. 24 running back along the westerly margin of Stratford Avenue, 100 feet to a dead line.

BEING the same property conveyed to Household Financial Center, Inc., from William Timothy Hill as Substitute Trustee by Substitute Trustee's Deed dated October 26, 2005 and recorded October 26, 2005 as Instrument No. 20051026-0129476, in the Register's Office for Davidson County, Tennessee.

Said property bears the street address of 1500 Stratford Avenue, Nashville, TN 37216.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to restrictions, setback lines and easements shown of record in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by, through, or under Grantor, but not otherwise.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their judgment.

Executed this the 28 day of February, 2006.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: _____

ITS: Maria I. Ortega
Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Maria I. ORTEGA, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the AVP of **HOUSEHOLD FINANCIAL CENTER, INC.**, the within named bargainor, a corporation, and that he/she as such AVP, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as AVP.

Witness my hand and official seal at office, in Los Angeles County, California, this 28 day of February, 2006.

_____
Notary Public

My Commission Expires: _____

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **JOHN C. ANDERSON**
ADDRESS: 1500 Stratford Avenue, Nashville, TN 37216
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME AS ABOVE

TAX ID# 072-04-0 026-00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$132,900.00**.

Affiant _____.

Subscribed and sworn to before me this 15 day of ~~February~~ March, 2006.

_____
Notary Public

My Commission Expires: 11/03/2007

Ashley B. Yarber
State of Tennessee Notary Public
Knox County, Tennessee
Commission Expires 11/03/07