Prepared by:
First Priority Title Company, Inc.
A. Nicole Troutt., Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No.06-402

Davidson County DEEDWARR
Recvd: 07/07/06 10:16 2 pgs
Fees:13.00 Taxes:384.80
20060707-0081573

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 **BEVERLY WALLACE,** (Grantees"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, ("Property"), being more particularly described as follows:

SITUATED in Davidson County, Tennessee, and being all of Lot No. 5 in Phil Cohen's Subdivision of Part of W. G. Bush Subdivision, as recorded in Book 1130, page 51, to which plat reference is hereby made for a more particular and accurate legal description.

BEING the same property conveyed to Household Financial Center, Inc., by Substitute Trustee's Deed of record at Instrument Number 20060417-0043304, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed from the Resource Foundation, inc., to Bridgette E. Ballard, by deed recorded 09/15/1997, in Book 10608, at page 222, in the Register's Office for Davidson County, Tennessee.

Said property bears the street address of 2009 Britt Place, Nashville, Tennessee 37208.

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 27 day of June, 2006.

HOUSEHOLD FINANCIAL CENTER, INC.

BY:
ITS: Ashley M. Bean
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, ASHLEY M. BEAN, 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 27 day of June, 2006.

Rica Strickland
Notary Public

My Commission Expires: 4/29/2009

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

NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **BEVERLY WALLACE**
ADDRESS: **2009 BRITT PLACE, NASHVILLE, TN 37208**
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME ABOVE

TAX ID# Map-Par 92-7-411

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$104,000.00**.

Affiant

Subscribed and sworn to before me this 30 day of June, 2006.

Leslie Lusby
Notary Public

My Commission Expires: 1-3-10

Leslie Lusby
Notary Public
At Large
Knox County, Tennessee
My Commission Expires January 3, 2010