Davidson County DEEDWARR
Recvd: 03/09/07 10:02 3 pgs
Fees:18.00 Taxes:490.25
20070309-0029264

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into on this 28th day of February, 2007 by and between QUINCY D. SOLOMON and REGINA D. SOLOMON, parties of the first part, and Beneficial Tennessee, Inc., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and, as additional consideration, the full and complete cancellation of the indebtedness secured by the Deed of Trust of record as Instrument No. 20050609-0065985, in the Register's Office of Davidson County ("Trust Deed"), and, as additional consideration, the forbearance by the said party of the second part of its right to foreclose the Trust Deed, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 13 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION B, OF RECORD IN BOOK 6900, PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM QUINCY D. SOLOMON, SINGLE, AND REGINA D. WHITE (TENANCY NOT STATED) TO QUINCY D. SOLOMON AND REGINA D. SOLOMON, HUSBAND AND WIFE, BY DEED RECORDED 10/22/2004, IN INSTRUMENT # 20041022-0127228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
TAX MAP OR PARCEL ID NO.: 176-05 51.00

This conveyance being given in lieu of foreclosure of the aforesaid Deed of Trust of record as Instrument No. 20050609-0065985, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, its heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered; and, that the title and quiet possession thereto they will specially warrant and forever defend against lawful claims of all persons.

The word "parties" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

Prepared By and Return To:

Richard J. Myers, Esq.
Apperson, Crump & Maxwell, PLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901) 756-6300

WITNESS the signature of the parties of the first part the day and year first above written.

Quincy D. Solomon

Regina D. Solomon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, QUINCY D. SOLOMON, the within named bargainor, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on 28 February 2007.

Notary Public

My Commission Expires: 7/24/2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, REGINA D. SOLOMON, the within named bargainor, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on 1 March ~~February~~ 2007.

Notary Public

My Commission Expires: 7/24/2010

BRANDON BRANCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(FOR RECORDING DATA ONLY)

Property Address:5005 Sunshine Drive, Antioch, TN 37013

Mail Tax Bills to:

Beneficial Tennessee, Inc.
961 Weigel Drive
Elmhurst, IL 60126

Tax Map or Parcel Id. No.: 176.05-051.00

I, Richard J. Myers hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 132,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of ~~February,~~ March 2007

Notary Public

My Commission Expires: 8-22-2010

PATTY S. TRANTINA NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Grantors' Address:

Quincy D. Solomon
Regina D. Solomon
5005 Sunshine Drive
Antioch, TN 37013

Grantee Address:

Beneficial Tennessee, Inc.
961 Weigel Drive
Elmhurst, IL 60126