Prepared By and Return to:

LandCastle Title
810 Crescent Center Drive
Suite 200
Franklin, Tennessee 37067

File Number:

Davidson County DEEDWARR
Recvd: 04/25/07 15:00 4 pgs
Fees:23.00 Taxes:277.50

20070425-0049509

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	133-1-180.00
Pam Coyle and Shawn Washburn	Pam Coyle and Shawn Washburn	
(Name)	(Name)	
530 High Street	530 High Street	
(Address)	(Address)	
Nashville, TN 37211	Nashville, TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Household Financial Center, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Pam Coyle and Shawn Washburn, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 530 High Street, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 our hand as of the 4/17/07, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Household Financial Center, Inc.
Dana M. Hoppus
Asst. Vice President

State of CA
County of LA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANA M HOPPUS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the AVP (Title of person signing) of Household Financial Center, Inc. (Name of Company), a Male, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Pomona, CA, this 16 April 2007

MANUELA BERDIN
Commission # 1479383
Notary Public - California
San Bernardino County
My Comm. Expires Mar 28, 2008

Notary Public
My Commission Expires: 3/28/08

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 17th day of April, 2007

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/16/09

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 195 AND PART OF LOT NO. 197 ON THE MAP OF SUNRISE HEIGHTS, 2ND ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 195 AND PART OF LOT NO. 197 ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH MARGIN OF HIGH STREET, SAID POINT BEING THE SOUTHWEST CORNER LOT NO. 195; RUNNING THENCE NORTHWARDLY 139.6 FEET, MORE OR LESS TO A POINT, ON THE NORTH MARGIN OF LOT NO. 197, SAID POINT BEING 14 FEET WEST OF THE NORTHEAST CORNER OF LOT NO. 197; RUNNING THENCE EASTWARDLY, WITH THE NORTHERLY LINE OF LOTS NOS. 197 AND 195, 64 FEET TO THE NORTHEAST CORNER OF LOT NO. 197; THENCE WITH THE NORTHERLY MARGIN OF HIGH STREET, WESTWARDLY 50 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO HOUSEHOLD FINANCIAL CENTER, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE, RECORDED ON THE 24TH DAY OF JANUARY, 2007 IN INSTRUME NT NO. 20070124-0009629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.