#10589 31085

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TN-070500557T

Davidson County DEEDWARR
Recvd: 05/16/07 11:32 4 pgs
Fees:23.00 Taxes:499.13
20070516-0058527

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Emir Salihovic (Name)	(Name)	176-05-0 051.00
5005 Sunshine Dr. (Address)	Bank of America (Address)	
Antioch, TN 37013 (City) (State) (Zip)	9000 Southside Blvd #700 (City) (State) (Zip)	
	Jacksonville, FL 32256	

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 Emir Salihovic,** the Grantees herein, their successors, heirs and assigns, that certain

**and wife, Hava Salihovic

X improved unimproved real estate located at 5005 Sunshine Drive, Antioch, TN, 37019, 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 AVP, 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.

BY: Dana M. Hoppus

ITS: Dana M. Hoppus
Asst. Vice President

State of California
County of Los Angeles

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/~~herself to be the AVP (Title of person signing) of AVP of Household Financial Center Inc (Name of Company), a Corporation, 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 Los Angeles, this May 14 2007

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

Notary Public

My Commission Expires: 5-22-09

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 134,900.

Affiant

Subscribed and sworn to before me this May 15 2007

Notary Public

My Commission Expires: 9/22/07

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 13, PLAN OF HICKORY WOODS ESTATES, SECTION B, as shown on plat of record in Plat Book 6900, Page 512, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Beneficial Tennessee, Inc. by Special Warranty Deed in Lieu of Foreclosure from Quincy D. SOlomon and Regina D. Solomon,, record on the 9th day of March, 2007 in Instrument No. 20070309-0029264; QuitClaim Deed to Quincy D. Solomon and Wife, Regina D. Solomon from Quincy D. Solomon, unmarries, and Regina D. White, as recorded on the 22nd day of October, 2004 in Instrument No. 20041022-127228; Warranty Deed to Quincy D. Soloman, unmarried and Regina D. White, unmarried from Holigan Homes Tennessee, Ltd., as recorded on the 18th day December, 1998 in Book 11258, Page 700, in the Register's Office of Davidson County, Tennessee.

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.