Davidson County DEEDWARR
Recvd: 06/14/07 09:18 4 pgs
Fees:23.00 Taxes:469.90

20070614-0071212

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-070100205T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
		150-02-0-041.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Herbert C. Taylor and Lynda D. Taylor	SEND TAX BILL TO: Herbert C. Taylor and Lynda D. Taylor	
(Name) 574 Moss Landing Dr.	(Name) Same	
(Address) Antioch ~~Ashville~~, TN 37013	(Address)	
(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 Herbert C. Taylor and Lynda D. Taylor, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 574 Moss Landing Drive, Antioch, TN, 37013, 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 May 17, 2007, 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: Deena M. Hoppe

Its:

State of Calif.
County of Los Angeles

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, 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 HFC 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 Los Angeles, CA, this May 17, 07.

LUCERO HAROS
Commission # 1697301
Notary Public - California
Los Angeles County
My Comm. Expires Oct 3, 2010

Notary Public

My Commission Expires: 10/3/2010

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 127,000

Affiant

Subscribed and sworn to before me this May 25, 2007.

Notary Public

My Commission Expires:

PAUL H. HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 11/22/09

File No.: 10522

EXHIBIT A

Being Lot No. 10, Section 18 on the plan of Edge-O-Lakes Estates of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee dated January 5, 2007 and filed for record in Instrument No. 20070109-0003590, Register's Office for Davidson County, Tennessee.

File No.: 10522

EXHIBIT B

-2006 County property taxes are paid in the amount of $1,469.10 good through May.
-2007 property taxes are a lien not yet due or payable.
MAP/GROUP/PARCEL:15002004100

Restrictive covenants recorded in Book 4797, Page 410, in the Register's Office for Davidson County, Tennessee.

Minimum building setback line of 30 feet from Moss Landing Drive; 10 foot PU&DE across the rear; and all other matters as shown on map recorded in Plat Book 4675, Page 84, Register's Office of Davidson County, Tennessee.