Davidson County DEEDWARR
Recvd: 06/21/07 10:08 2 pgs
Fees:13.00 Taxes:262.70
20070621-0074107

Prepared by: First Priority Title Company, Inc.
A. Nicole Troutt, Attorney
101 Dalton Place Way
Knoxville, TN 37912
File No. 07-378/mgm

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

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

BEING Lot 126 on the Map of Sterling Heights, Section Four, as of record in Book 1835, Page 9, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete legal description.

BEING the same property conveyed to Household Financial Center from Substitute Trustee, Priority Trustee Services of Tennessee, LLC, by Substitute Trustee's Deed dated September 21, 2006 and recorded October 25, 2006, as Instrument No. 200610250132179, Register's Office for Davidson County, Tennessee.

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 23rd day of May, 2007.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: Dana M. Hoppus

ITS: D. Hoppus

STATE OF CA }
}SS.
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dana M. Hoppus, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the AVP of HOUSEHOLD FINANCIAL CENTER, INC., the within named bargainor, a corporation, and the he 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 as AVP.

Witness my hand and official seal at office, in Los Angeles County, California, this 24 day of May, 2007.

Lucero Haros
Notary Public

My Commission Expires: _____

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

PROPERTY ADDRESS: 58 Lutie Street, Nashville TN 37210

PARCEL ID NO: 119-06-0-193.00

NAME AND ADDRESS OF NEW OWNER:
Janine Bilyeu
58 Lutie Street
Nashville, TN 37210

~~MORTGAGEE:~~

SEND TAX BILLS TO:
New owner

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $71,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2007 ~~2006~~.

Libby L. Brager
Notary Public

My Commission Expires: 3-20-10