S&K #: 07-50322

Davidson County DEEDWARR
Recvd: 08/03/07 08:17 3 pgs
Fees:18.00 Taxes:212.75
20070803-0092313

SPECIAL WARRANTY DEED

THIS DEED, between Household Financial Center, Inc, organized and existing under the laws of the United States of America hereinafter called Grantor, and Deborah Williams, hereafter called Grantee. * married

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Lot 74, MAP OF CEPHAS WOODARD'S SUBDIVISION OF LOTS 5 & 6 OF THE THOMAS WOODARD PROPERTY, as shown on plat of record in Plat Book 161, Page 174, 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 by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, to Household Financial Center, Inc. as recorded on the 26th day of January, 2007 in Instrument No. 20070126-0010833; Warranty Deed from Bordeaux Community Development Corporation to Gary E. Hayden and wife, Shermonica Hayden as recorded on the 3rd day of June, 2005 in Instrument No. 20050603-0063041 and Warranty Deed from Johnny Burroughs and wife, Linda Burroughs to Bordeaux Community Development Corporation as recorded on the 23rd day of October, 2003 in Instrument No. 20031023-0156800, in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20050603-0063042 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070126-0010833, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Household Financial Center, Inc

BY: _____
Dana M. Hoppus

Title: Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 himself/herself to be the AVP of Household Financial Center, Inc, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as ASST. SECRETARY.

WITNESS my hand and Official Seal at Office this 3 day of JULY, 2007.

M. Ayala
Notary Public

M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

My Commission Expires: 1/19/11

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $57,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 3 day of JULY, 2007.

M. Ayala
Notary Public

M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

My Commission Expires: 1/19/11

Property Address: 1918 12th Avenue NO, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deborah Williams
619 Granny White Pike
Brentwood, TN 37027

S & K File # 07-50322

Map & Parcel - 081-07-0-373.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Certificate of Authenticity

I, Shelly M Bentley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bentley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrimore
State of Tennessee Notary Public
Davidson County