Davidson County DEEDWARR
Recvd: 11/09/07 12:18 3 pgs
Fees:18.00 Taxes:318.20

20071109-0132437

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167 VT07100962

| This Instrument prepared by: | Please send tax notice to the following: |
|---|---|
| U.S. Land Title, LLC | ~~Joshua Neal Goin and Beth Rose Goin~~ |
| 4875 Olde Towne Parkway, Suite 50 | Bankwide Home Loans |
| Marietta, GA 30068 | P.O. Box 660694 |
| | Dallas TX 75266-0694 |

File # 75006606
REO # 84170600597926
Parcel #107140115.00
Address: 1004 ALADDIN DRIVE, NASHVILLE, TN 37217

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beneficial Tennessee, Inc., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Joshua N. Goin and Beth Rose Goin,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

**Please see attached Exhibit "A"**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 8TH day of OCTOBER, 2007.

**BENEFICIAL TENNESSEE, INC.**

Dana M. Hoppus

By: **Dana M. Hoppus**
Its: **Asst. Vice President**

STATE OF CALIFORNIA )
COUNTY OF Los Angeles )

Before me, the undersigned authority, E.P. Roman notary public of the State and County mentioned, personally appeared DANA M. HOPPUS who, upon oath, acknowledged him/herself to be AVP of Beneficial Tennessee, Inc., the within named bargainor, and that he/she as such AVP, being authorized to do so, executed the foregoing instrument in behalf of Beneficial Tennessee, Inc. as the AVP of Beneficial Tennessee, Inc. and declared that he/she in his/her capacity as AVP of Beneficial Tennessee, Inc.

WITNESS my hand and seal at office this 8TH day of OCTOBER, 20 07.

NOTARY PUBLIC

E.P. ROMAN
Commission # 1647374
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 25, 2007

State of Tennessee )
County of Rutherford )

The actual consideration for this transfer is $86,000.00.

Affiant

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Subscribed and sworn to before me, this 31st day of October, 20 07.

NOTARY PUBLIC
My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Name and Address of New Owner
Joshua N. Goin
1004 Aladdin Drive
Nashville, TN 37217

EXHBIIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 182 on the Plan of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Beneficial Tennessee, Inc., by Substitute Trustee's Deed from Richard J. Myers, as Substitute Trustee, dated 6-11-07 and recorded 6-13-07 in Instrument Number 200706130070896, also being the same property conveyed to Richard J. Myers, Substitute Trustee by Appointment of Substitute Trustee from Brent S. Knight, Trustee, dated 01-08-07 and recorded 01-16-07 in Instrument No. 20070116-0005617, also being the same property conveyed to Brent S. Knight, Trustee by Deed of Trust from William C. Etheridge, dated 07-21-04 and recorded 07-27-04 in Instrument No. 20040727-0089561, also being the same property conveyed to William C. Etheridge by Quitclaim Deed from Virginia D. Etheridge, dated 02-12-04 and recorded 03-15-04 in Instrument No. 20040315-0029231, also being the same property conveyed to William C. Etheridge and wife, Virginia D. Etheridge by Warranty Deed from Lawrence L. Rogers and wife, Joyce E. Rogers, dated 02-10-99 and recorded 02-11-99 in Book 11338, page 34, Register's Office for Davidson County, Tennessee.

Map and Parcel #107-14-0115.00