Davidson County DEEDWARR
Recvd: 11/28/07 10:02 2 pgs
Fees:13.00 Taxes:333.00

20071128-0137966

Record & Return TO:
Bluegrass Title & Escrow Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

S&K #: 07-50614

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 Darrell R. Osment, hereafter called Grantee.

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Located in the 13th, formerly 25th Civil District of Davidson County, Tennessee, described as follows: Beginning at am iron pin in the middle of Bull Run Road, also being the Northeast corner of a tract owned by Johnny Moon; Thence with the West line of said Moon, S. 31.30 East 17 1/5 poles to a stake in the middle of Bull Run Creek; thence down said creek as it meanders at present, S. 54 W. 16 poles and S. 49.30 W. 4 poles to a stake in creek; thence leaving the creek N. 31.30 W. 15 1/5 poles back to the center line of Bull Run Road; thence following the center of said road, N. 62 E. 20 1/5 poles to the beginning, containing 2 acres, more or less. Being the same property conveyed to Loyd G. Sharpe and wife, Mary F. Sharpe by deed from John W. Milliken and wife, Addie L. Milliken recorded 12/07/1965 in Deed Book 3965 page 798, in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20070122-008289 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070529-0063317, 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: Assistant Vice President

Dana M. Hoppus
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 Dina M. Poppus 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 Assistant Vice President 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 Assistant Vice President.

WITNESS my hand and Official Seal at Office this 11th day of October, 2007.

MARY POPOFF
Commission # 1595541
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2009

Notary Public

My Commission Expires: _____

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 $90,000.00 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 26th day of November, 2007.

Notary Public

My Commission Expires: 7-19-08

KELLI ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

Property Address: 4505 Bull Run Road, Ashland City, TN 37015

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Darrell R. Osment
4505 Bull Run Rd.
Ashland City, TN 37015

S & K File # 07-50614

Map & Parcel - 19-56.00-0-006.00

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