Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Prepared By:
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Ste 5
Louisville, KY 40299

Davidson County DEEDWARR
Recvd: 12/17/07 11:26 3 pgs
Fees:18.00 Taxes:414.40
20071217-0144482

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Christopher A Schultz and Michelle L Schultz
4875 Olde Towne Parkway, Suite 50	905 Westchester Dr
Marietta, GA 30068	Madison TN 37115

File # 75007239
REO # 84600100380167
Parcel #042 09 0 089.00
Address: 905 WESTCHESTER DRIVE, MADISON, TN 37115

This Instrument Prepared
Jason A Kron
1717 Alliant Ave. #5
Louisville, KY 40299

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, **HOUSEHOLD FINANCIAL CENTER, 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 **Christopher A Schultz and Michelle L Schultz,** (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 2 day of OCTOBER, 2007

HOUSEHOLD FINANCIAL CENTER, INC.

Dana M. Hoppus

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

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned authority, MANUELA N BERDIN notary public of the State and County mentioned, personally appeared DANA M. HOPPUS who, upon oath, acknowledged ~~him~~/herself to be AVP of HOUSEHOLD FINANCIAL CENTER, INC., the within named bargainor, and that ~~he~~/she as such AVP, being authorized to do so, executed the foregoing instrument in behalf of HOUSEHOLD FINANCIAL CENTER, INC. as the AVP of HOUSEHOLD FINANCIAL CENTER, INC. and declared that he/she in ~~his~~/her capacity as AVP of HOUSEHOLD FINANCIAL CENTER, INC.

WITNESS my hand and seal at office this 2 day of OCTOBER, 20 07.

Manuela N Berdin
NOTARY PUBLIC

MANUELA BERDIN
Commission # 1479383
Notary Public - California
San Bernardino County
My Comm. Expires Mar 28, 2008

State of Tennessee)
County of Williamson)

The actual consideration for this transfer is $ 112,000.00.

Dana M Hoppus
Affiant
DANA M HOPPUS

Subscribed and sworn to before me, this 2 day of October, 2007.

Libby L Brager
NOTARY PUBLIC
My Commission Expires: 3-20-10

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

EXHIBIT "A"

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35, ON THE MAP OF KEMPER HEIGHTS, SECTION I, AS OF RECORD IN BOOK 2331, PAGE 65 AND 66, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in ~~Book~~ _____ ~~at Page~~ _____ in the aforesaid County and State.

instrument # 20070626-0076040

File # 75007239
REO # 84600100380167
Parcel #042 09 0 089.00
Address: 905 WESTCHESTER DRIVE, MADISON, TN 37115

This Instrument Prepared by:
Jason A Kron
Jason A Kron
1717 Alliant Ave. #5
Louisville, KY 40299