Davidson County DEEDWARR
Recvd: 01/04/08 10:45 3 pgs
Fees:18.00 Taxes:347.80

20080104-0001069

This Instrument prepared by:	Please add new owner and send tax notice to the following:
U.S. Land Title, LLC	Autumn Morris and Charles R Bell
4875 Olde Towne Parkway, Suite 50	4858 Lynn Drive
Marietta, GA 30068	Antioch TN 37013

File # 75007238
REO # 84170600589993
Parcel #162070165.00
Address: 301 JERI CT, ANTIOCH, TN 37013

Tax Bills:
Bank of Nashville
401 Church Street
Nashville TN 37219

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 **Autumn Morris*** **and Charles R Bell;**** (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:

* a married woman
** a married man

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 14th day of November, 2007

BENEFICIAL TENNESSEE, INC.

By: John S. Holman
Asst. Vice President
Its: John S. Holman
Asst. Vice President

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned authority, John S. Holman notary public of the State and County mentioned, personally appeared John S. Holman Asst. Vice President who, upon oath, acknowledged him/herself to be Asst. Vice President of BENEFICIAL TENNESSEE, INC., the within named bargainor, and that he/she as such _____, being authorized to do so, executed the foregoing instrument in behalf of BENEFICIAL TENNESSEE, INC. as the John S. Holman of BENEFICIAL TENNESSEE, INC. and declared that he/she in his/her capacity as Asst. Vice President of BENEFICIAL TENNESSEE, INC.

WITNESS my hand and seal at office this 14th day of November, 2007.

NOTARY PUBLIC

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

State of Tennessee)
County of Wilson)

The actual consideration for this transfer is $94,000.

Affiant

Subscribed and sworn to before me, this 31 day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 5/14/2011

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 1 ON THE PLAN OF WHITTEMORE VALLEY, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 1 FRONTS 93.27 FEET ON THE EASTERLY SIDE OF JERI COURT AND EXTENDS BACK 110.00 FEET ON THE NORTHERLY LINE, SAID LINE ALSO FRONTING THE SOUTHERLY MARGIN OF TUSCULUM ROAD, AND 135.85 FEET ON THE SOUTHERLY LINE TO A DEED LINE, MEASURING 79.00 FEET THEREON.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book ~~4~~ _____ at Page _____ in the aforesaid County and State.

20070702 0078874

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