File Box 30

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
700757

Davidson County DEEDWARR
Recvd: 01/11/08 13:58 3 pg
Fees:18.00 Taxes:384.80
20080111-0003634

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	~~Carlos E Beltran~~ Carlos E Beltran
4875 Olde Towne Parkway, Suite 50	733 Tahlena Avenue
Marietta, GA 30068	Madison, TN 37115

File # 75006424
REO # 0001594175
Parcel #052-06-0-087.00
Address: 733 TAHLENA AVENUE, MADISON, TN 37115

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 **Carlos E Beltran,** (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 8 day of November, 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, M. AYALA 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 A.V.P. of Household Financial Center, Inc. and declared that ~~he~~she in ~~his~~her capacity as A.V.P. of Household Financial Center, Inc.

WITNESS my hand and seal at office this 8 day of November, 2007.

M. Ayala
NOTARY PUBLIC

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

State of ~~Tennessee~~ CALIFORNIA
County of LOS ANGELES)

The actual consideration for this transfer is $_____.

Affiant

Subscribed and sworn to before me, this 8 day of NOVEMBER, 20 07.

M. Ayala
NOTARY PUBLIC
My Commission Expires: 1/19/11

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

State of Tennessee
County of Williamson
The actual consideration for this transfer is $104,000.00

Jennifer Crowell
Affiant
Subscribed and sworn to before me, this 8th day of November 2007.

Notary Public

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE MAP OF MADISON HEIGHTS SUBDIVISION, SECTION NO. 1 AS OF RECORD IN BOOK 1424, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ADOLPH M. GROVES, JR. AND WIFE, CHRISTINE GROVES, AND ADOLPH M. GROVES, SR., UNMARRIED, BY WARRANTY DEED FROM CLARENCE J MCKINNEY AND SARALEA FAITH MCKINNEY, HUSBAND AND WIFE, DATED MAY 30, 1997, OF RECORD IN BOOK 10479, PAGE 85, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TAX MAP AND PARCEL: 052-06-0-087.00
*

THIS IS IMPROVED PROPERTY KNOWN AS 733 TAHLENA AVENUE, MADISON, TENNESSEE 37115

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

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REO # 0001594175
Parcel #052-06-0-087.00
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* Being all of the same property conveyed to Household Financial Center, Inc. from William Timothy Hill, as Substitue Trustee Deed of record in Instrument No.20070419-0046992, Register's Office for Davidson County, Tennessee.