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20080208-0013254

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of February, 2008 by and between Household Financial Center, Inc., hereinafter called Grantor, and James Keith Jaggers, unmarried, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 13-A, on the subdivision of part of Sadler Place, Section 9, of record in Book 6050, page 244, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20071115-0134029, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 4th day of FEBRUARY, 2008.

Household Financial Center, Inc.

By: Dana M. Hoppus

Dana M. Hoppus
Title: Asst. Vice President

A. BRUNSWIG
Commission # 1564084
Notary Public - California
Los Angeles County
My Comm. Expires Mar 25, 2009

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On Feb 4, 2008, before me, A. BRUNSWIG, Notary Public, personally appeared DANA M. HOPPUS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument on the person or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. BRUNSWIG
Notary Public

My Commission Expires:

****

Property Address: 100 Sadler Court, Nashville, TN 37210
Parcel # 106-13-0 162.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: James K. Jaggers
100 Sadler Ct.
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $89,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2008.

Notary Public
My Commission Expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

2737-069160-LC