Davidson County DEEDWARR
Recvd: 04/11/08 14:32 2 pgs
Fees:13.00 Taxes:147.63
20080411-0037065

S&K #: 08-002375

SPECIAL WARRANTY DEED

THIS DEED, between Beneficial Tennessee Inc., organized and existing under the laws of the United States of America hereinafter called Grantor, and Sign Manager Inc., 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, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:
Being lot number 32 on the Plan of Risk* Park, of record in Plat Book 2331 at Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. *Fisk

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060217-0019290 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080118-0005884, 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.

Beneficial Tennessee Inc.
BY: Dana M. Hoppus
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 Dana M. Hoppus Asst. Vice President 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 Beneficial Tennessee 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 2 day of April, 2008.

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 $39,900.00 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 4th day of April, 2008.

Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 1517 24th Avenue North, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sign Manager Inc.
PO Box 171142
Nashville, TN 37217

S & K File # 08-002375

Map & Parcel - 08114008900

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