Davidson County DEEDWARR
Recvd: 05/16/08 10:57 2 pgs
Fees:13.00 Taxes:211.83
20080516-0050519

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 21 day of April, 2008 by and between Household Financial Center, Inc., hereinafter called Grantor, and Leland D. Watts, married, 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. 445 on the Plan of Bordeaux Hills Subdivision, Section 9 as of record in Book 4175, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument 20080228-0019863, 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 21 day of April,2008.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: Dana M Hoppus

Dana M. Hoppus
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On April 21. 2008, before me, Mary Popoff, 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 the person, or the entity upon behalf of which the 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.

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

~~Notary~~ Public

My Commission Expires:

****

Property Address: 3356 Hospital Lane, Nashville, TN 37218
Parcel # 080-07-0 111.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 57,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2008.

Notary Public
My Commission Expires: 3/7/11