Davidson County DEEDWARR
Recvd: 08/29/08 15:01 2 pg
Fees:13.00 Taxes:188.70
20080829-0089124

S&K #: 08-004119

# 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 Chan McCullough, 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:

**Being the Southerly 20 feet of Lot No. 30 and the Northerly 44 feet of Lot No. 31 on the Plan of Country Club Estates, Block "E" , of record in Book 843, and Page 95, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. Said parts of said Lots No. 30 & 31 front together 64 feet on the Easterly side of Ardee Avenue and run back between parallel lines, 175 feet to a Deed line.**

This legal description is identical with that in Deed of Trust recorded in Instrument# 20020717-0085970 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080425-0042335, 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: _____
Assistant Vice President
**David M. Zimmerman**
**Asst. Vice President**

STATE OF California
COUNTY OF Los Angeles

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

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M. Zimmerman 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 14 day of August, 2008.

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 $51,000.00 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 21st day of August, 2008.

Notary Public

My Commission Expires: 6/18/2011

CANDACE D. TATE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

Property Address: 1429 Ardee Avenue, Nashville, TN 37216

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

S & K File # 08-004119

Map & Parcel - 72-04-242

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