Davidson County DEEDWARR
Recvd: 09/08/08 14:23 2 pg
Fees:13.00 Taxes:96.20
20080908-0091903

S&K #: 08-004631

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 ~~Machanick~~ ~~Etux~~, hereafter called Grantee. PHILLIP MACHALICK AND SUSY MACHALICK, A HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being the Southerly 17 ½ feet of Lot No. 7 and the Northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lot Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 71, Register's Office for said County.

Said parts of said Lot Nos. 7 and 8 front together 32 ½ feet on the Westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060628-0077303 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080520-0051550, 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

Dana M. Sacks
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. Sacks 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 25 day of July, 2008.

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

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 $26,000.00 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 31st day of July, 2008.

Notary Public

MELINA A. LYONS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

My Commission Expires: 6-18-2011

Property Address: 1715 Nassau Street, Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

~~P. Machalick Etux~~
P.O. Box 90066
Nashville, TN 37209

PHILLIP MACHALICK AND SUSY MACHALICK, AS HUSBAND AND WIFE

S & K File # 08-004631

Map & Parcel - 08108033000

THIS INSTRUMENT PREPARED BY:
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Memphis, TN 38119