Davidson County DEEDWARR
Recvd: 11/10/08 15:02 2 pgs
Fees:13.00 Taxes:170.57
20081110-0111554

S&K #: 08-006259

SPECIAL WARRANTY DEED

THIS DEED, between Household Financial Center, Inc, organized and existing under the laws of the United States of America hereinafter called Grantor, and Harold Nero and Jannie Nero, as husband and wife, 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 in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 4A on the plan of Section 1, St. Michael's Square of record in Book 6250, Page 725, and Book 5900, Page 488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060928-0120142 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20080716-0072864, 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.

Household Financial Center, Inc
BY: Dana M Sacks
Assistant Vice President

Dana M. Sacks
Asst. Vice President

STATE OF California
COUNTY OF Los Angeles

A. BRUNSWIG
Commission # 156[illegible]4
Notary Public - Califo[illegible]a
Los Angeles County
My Comm. Expires Mar 2[illegible]

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 Household Financial Center, 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 21 day of October, 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 $46,100.00 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 October, 2008.

Notary Public

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

My Commission Expires: 6-18-11

Property Address: 2730 B Tucker Road, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Harold Nero and Jannie Nero, as husband and wife
4217 Eatons Creek Rd.
Nashville, TN 37218

S & K File # 08-006259

Map & Parcel - 070-06-0-055.00

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