Davidson County DEEDWARR
Recvd: 11/21/08 09:49 2 pgs
Fees:13.00 Taxes:140.60
20081121-0114560

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10 day of November, 2008 by and between Household Financial Center, Inc., hereinafter called Grantor, and Jessica Hanson and Michael E. Hester, their 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:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, Described as Follows, to Wit:

Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of G.E. Jackson's Subdivision of the Marable Lot, as of Record in Book 161, Page 86, Register's Office for Davidson County, Tennessee . Said Lot No. 20 fronts 39 feet on the Northerly side of Indiana Avenue, Formerly Locust Street, and runs back between parallel line , 115 feet to an alley.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080307-0023345, 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 10 day of November, 2008.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 11-10-2008, before me, _____, Notary Public, personally appeared Dana M. Sacks, 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.

Rica Strickland

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

Notary Public

My Commission Expires:

****

Property Address: 3016 Indiana Avenue, Nashville, TN 37209
Parcel # 092-09-0-091.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jessica Hanson and Michael E. Hester
930 Via Mil Cumbres #144
Solana Beach, CA 92075

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2008.

Notary Public
My Commission Expires: 3-31-2010

KATHY S. RUFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 3-31-2010

2191-076179-LC