S&K #: 08-010633

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 Lucas Green and Sarah Green, 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 Tract of Land located in the Fifth (5th) Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract 5 on a Plan made by George W. Watkins, Surveyor, November 7, 1950, showing a division of a 24 acre Tract known as the Payne Lands, and being more particularly described according to a survey as follows:

Beginning at an iron pin in the Southerly margin of a 25 foot roadway at the common corner of Tracts 1, 2, and 5, on the West bank of a branch; thence with the line between Tracts 1 and 5, North 20 degrees East 365 feet to a 16 inch locust on the West bank of said branch; thence South 84 degrees East 186 feet to a 12 inch Hackberry in the West line of the Hayes Property; thence with Hayes' West line, South 7 degrees West 146 feet to an iron pipe at the North corner of Tract 6; thence with the line between Tracts 5 and 6, South 38 degrees 30 minutes West 337 feet to an iron pin in the North line of the Smith property, in the south line of said 25 foot roadway; thence with the South line of said roadway, along Smith's North line, North 44 degrees West 118 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20060130-0011168 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed of ~~Record~~ recorded in Instrument# 20081105-0110156, 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: _____

Title: Assistant Vice President

Kristi DeCourcey
Asst. Vice President

Davidson County DEEDWARR
Recvd: 12/29/08 13:26 2 pgs
Fees:13.00 Taxes:388.13

20081229-0122888

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristi Dellaverey 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 10 day of December, 2008.

MANUELA NELLIE BERDIN
Commission # 1819420
Notary Public - California
San Bernardino County
My Comm. Expires Oct 24, 2012

Manuela Nellie Berdin
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 $104,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth Sneyer
Affiant

WITNESS my hand and Official Seal at Office this 19th day of December, 2008.

Tabitha M. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires: 11/14/09

Property Address: 4864 Payne Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lucas Green and Sarah Green, husband and wife
4864 Payne Road
Antioch, TN 37013

S & K File # 08-010633

Map & Parcel - 148.00-0-131.00

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

After Recording
Return To:
Advantage Title & Escrow - 2000 Mallory Lane
Bldg 5 Aspen Corporate, Ste 130, Box 523
Franklin, TN 37067
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