THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 12/30/08 07:57 2 pgs
Fees:13.00 Taxes:240.50
20081230-0123170

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10 day of December, 2008 by and between Beneficial Tennessee, Inc., hereinafter called Grantor, and Gary W. Derrick, his 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:

Land in Davidson County, Tennessee, Being Lot No. 54 on the Plan of Willow Trace Subdivision, Phase Two, of Record in Plat Book 7900, Page 46, Amended in Book 8179, Page 461, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20080818-0084848, 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 December, 2008.

BENEFICIAL TENNESSEE, INC.

BY: _____

Kristi DeCourcey
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 12.10.2008, before me, _____, Notary Public, personally appeared Kristi DeCourcey, 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.

_____
Notary Public

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

My Commission Expires:

****

Property Address: 729 Willow Trace Drive, Whites Creek, TN 37189
Parcel # 049-160A-025.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Gary W. Derrick
3809 Park Royal Lane
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or true value, whichever is greater, for this transfer is $ 65,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2008.

_____
Notary Public
My Commission Expires: 12/9/2009

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 12-9-09