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Davidson County DEEDWARR
Recvd: 02/03/09 15:49 2 pgs
Fees:13.00 Taxes:880.23
20090203-0009339

Fealty Title
48-A

S&K #: 08-006800

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 Chad Pfeffer and Amy Pfeffer, 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 No. 39 on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Page 720 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property

This legal description is identical with that in Deed of Trust recorded in Instrument# 20040316-0029895 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20080729-0077527, 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.

Dana M. Sacks
Asst. Vice President

BY _____

Title: Assistant 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 Sachs 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.

CNP1
M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

WITNESS my hand and Official Seal at Office this 15 day of January, 2009.

M. Ayala
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 $237,900.00 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 30th day of January, 2009.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 2/22/09

Property Address: 605 Indian Ridge Drive, Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chad Pfeffer and Amy Pfeffer, as husband and wife
605 INDIAN RIDGE DRIVE
NASHVILLE, TN 37221

TAXES TO:
COUNTRYWIDE BANK, FSB
1199 N. FAIRFAX ST., #500
ALEXANDRIA, VA 22314

S & K File # 08-006800

Map & Parcel - 155100A11000C0

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