BILL GARRETT, Davidson County
Trans:T20090034713 DEEDWARR
Recvd: 05/27/09 10:29 3 pgs
Fees:18.00 Taxes:209.05
20090527-0048456

S&K #: 08-010286

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 ~~XXXX XXXXXXXXXXXX~~ *MLB Properties, LLC 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 2 on the plan of Section One, Revised, Valley Grove, of record in Book 5200, Page 388, Register's Office for said County, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20030411-0048444 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20081114-0112765, 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

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 5-12-2009 before me, E P Roman
(insert name and title of the officer)

personally appeared Dana M Sacks
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

Signature _____ (Seal)

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ 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 _____day of _____, 2009.

_____
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 $56,500.00 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 20 day of May, 2009.

_____
Notary Public

PEGGY S. JONEAS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Exp. 6-15-2010

My Commission Expires: 6/15/2010

Property Address: 4208 Valley Grove Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MLB PROPERTIES, LLC
4008 Carters Creek Pike
Franklin, TN 37064

S & K File # 08-010286

Map & Parcel - 086 16 0 040.00

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