03

Realty Title

S&K #: 09-015035

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 Lane Wallace, 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 parts of Lots No. 113 and 114, on the Plan of Dr. E.T. Brown's Subdivision of Lots No. 21 to 26, inclusive, in Brownsville Addition, as of record in Book 332, Page 91, Registers Office for Davidson County, Tennessee, described together according to a survey made by Hal R. Swann Jr. Surveyor, January 17, 1959, as follows:**

**Beginning at the Southwest corner of Scot Avenue and Douglas Avenue, as now located; thence with the Southwesterly margin of Douglas Avenue Northwestwardly 110 feet to the Easterly line of Lot No. 112; thence with said line Southwardly 110.8 feet to the Northerly margin of an alley: thence with said alley Eastwardly 100 feet to the Westerly margin of Scott Avenue; thence with said avenue northwardly * feet to the beginning.** *65.6

**This conveyance is made subject to certain notes, easements, building setback lines, etc., if any as may be set forth on the plan of Dr. E.T. Brown's Subdivision of Lots No. 21 to 26, inclusive, in Brownsville Addition, of record in Book 332, Page 91, Registers Office for Davidson County, Tennessee.**

This legal description is identical with that in Deed of Trust recorded in Instrument# 20070330-0038094 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20090413-0033268, 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.

BY: _____

Title: Assistant Vice President Dana M. Sacks
Asst. Vice President

BILL GARRETT, Davidson County
Trans: T20090054591 DEEDWARR
Recvd: 08/10/09 15:19 3 pgs
Fees: 18.00 Taxes: 185.00

20090810-0075305

## ACKNOWLEDGMENT

State of California
County of Los Angeles )

On 7.29.2009 before me, Kerry Lynn Valdez
(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.

KERRY LYNN VALDEZ
Commission # 1822608
Notary Public -- California
Los Angeles County
My Comm. Expires Nov 13, 2012

Signature Kerry Lynn Valdez (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 $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachelle Caudill
Affiant

WITNESS my hand and Official Seal at Office this 4th day of August, 2009.

Diane K. Mann
Notary Public

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

My Commission Expires: 2/12/13

Property Address: 1630 Douglas Avenue, Nashville, TN 37206

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Lane Wallace
718 THOMPSON LANE, #108
NASHVILLE, TN 37204

S & K File # 09-015035

Map & Parcel - 08302018000

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