Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

MARVIN COOK
PO Box 1448761
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20090081271 DEEDWARR
Recvd: 12/02/09 09:27 3 pgs
Fees:18.00 Taxes:196.47
20091202-0110104

T9-504849

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11TH day of NOVEMBER, 2009, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and MARVIN COOK, A SINGLE MAN,, their heirs and assigns, hereinafter referred to as Grantee,

WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20090914-0085555, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warranty the title to said lands and defend the same against the lawful claims of any person whomsoever claiming by, through or under the Grantor.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: _____
Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 11-11-09, before me Kerry Lynn Valdez, a Notary Public,
(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.

_____
(SIGNATURE OF NOTARY) SEAL

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $53,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Affiant

Subscribed and sworn to before me this 20th day of November, 2009.

_____
Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ann K. Kroskey, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires July 24, 2011
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
MARVIN COOK	MARVIN COOK	3864 Augusta Drive
PO Box 1448761	PO Box 1448761	Nashville, TN 37207
Nashville, TN 37214	Nashville, TN 37214	MAP PARCEL NO.:
		59-11-66.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 367 ON THE MAP OF HAYNES MANOR, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 367 FRONTS 80.0 FEET ON THE SOUTHEASTERLY MARGIN O AUGUSTA DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 135 FEET TO A DEAD LINE OF THE REAR ON WHICH IT MEASURES 80.0 FEET.

PROPERTY COMMONLY KNOWN AS: 3864 AUGUSTA DRIVE, NASHVILLE, TN 37207

Our File No. ANA200913023