BILL GARRETT, Davidson County
Trans:T20100000311 DEEDWARRSP
Recvd: 01/04/10 14:32 3 pgs
Fees:18.00 Taxes:249.75
20100104-0000450

Prepared by:

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

Returned to:

JAMES S. SWEENEY
133 HATCHER LANE
HENDERSONVILLE, TN, 37075

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29th day of December, 2009, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and JAMES S. SWEENEY JR., A MARRIED 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 20090817-0077072, 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 12/29/09, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared **Dana M. Sacks**
Asst. Vice President,
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 $ _____, 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
____ day of _____, _____.

_____
Notary Public
Commission Expires _____

This instrument was prepared by:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 62,501.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF JAN 20 10
Deputy Register

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JAMES SWEENEY P.O. Box 2495 ~~133 HATCHER LANE~~ HENDERSONVILLE, TN, 37077	JAMES SWEENEY P.O. BOX 2495 ~~133 HATCHER LANE~~ HENDERSONVILLE, TN, 37077	3724 BURRUS STREET NASHVILLE, TN 37216 MAP PARCEL NO.: 61-14 178.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOEVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 80 FRONTS 50 FEET ON THE EASTERLY SIDE OF BURRUS STREET AND RUNS BACK 151.5 FEET ON THE NORTHERLY LINE OF 150.5 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM LLOYD A. CANNON TO LLOYD A. CANNON AND NANCY M. CANNON BY DEED RECORDED 06/07/01, IN INSTRUMENT #20010607-0059932 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KRISCH, LLP, SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 08/17/2009 IN INSTRUMENT 20090817-0077072 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 3724 BURRUS STREET, NASHVILLE, TN 37216

Our File No. ANA200914843