BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100005510 DEEDWARRSP
Recvd: 01/28/10 10:15 2 pgs
Fees:13.00 Taxes:351.50
20100128-0007097

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William T. Hill, Attorney at Law, 201 Fourth Avenue North, Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fleming	New Owners	090-15-0030.00
(NAME)	(NAME)	
1206 Perkins Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Household Financial Center, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Fleming and wife, Jan Fleming,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 445 on the Map of Charlotte Park, Section VI, of record in Book 2900, Pages 7 and 8, Register's Office for said County.

SAID Lot No. 445 fronts 67.0 feet on the southwesterly side of Basswood Avenue and extends back 165.3 feet on the northwesterly line and 199.0 feet on the southeasterly line, to an irregular line on which it measures 105.0 feet.

BEING the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed recorded on 5/28/09 in Instrument No. 20090528-0049073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 407 Basswood Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of January, 2010.

Household Financial Center, Inc.

By: _____

Maria I. Ortega

~~Asst. Vice President~~

STATE OF CA

COUNTY OF LA

Before me, the undersigned, a Notary Public of said County and State, personally appeared _____ Maria I. Ortega, 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 AVP of Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as AVP.

Witness my hand and official seal this 28 day of Jan, 2010.

Commission expires:

_____
Notary Public

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