BILL GARRETT, Davidson County
Trans:T20100007465 DEEDWARRSP
Recvd: 02/05/10 13:34 3 pgs
Fees:18.00 Taxes:225.70
20100205-0009411

Prepared by:

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

Returned to:

JOHN T. COOK
2927 Berry Hill Dr
Nashville, TN, 37204

SPECIAL WARRANTY DEED

T9-051928
T9-503397

THIS INDENTURE, made and entered into as of the 30th day of December, 2009, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and JOHN T. COOK, 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 20090624-0058651, 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

DANA. M. SACKS

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 12-30-09, 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

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 $ 61,000, 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 6th day of January, 2010.

Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
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:
New Owner: JOHN T. COOK 2927 Berry Hill Dr Nashville, TN, 37204	JOHN T. COOK 2927 Berry Hill Dr Nashville, TN, 37204	503 East Palestine Avenue Madison, TN 37115 MAP PARCEL NO.: 52-09-10.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

PART OF LOT NUMBER 17 ON THE PLAN OF MONTAGUE SUBDIVISION OF RECORD IN BOOK 421, PAGE 129, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF EAST PALESTINE BOULEVARD, ON THE LINE BETWEEN LOT NUMBERS 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 35 DEGREES, 45 MINUTES EAST 120 FEET; THENCE NORTH 54 DEGREES, 30 MINUTES WEST 107 FEET TO A POINT; THENCE SOUTHWARDLY PARALLEL WITH THE SOUTHEASTERLY MARGIN OF FERNBANK AVENUE 35 DEGREES 45 MINUTES WEST 120 FEET TO THE NORTHEASTERLY MARGIN OF EAST PALESTINE BOULEVARD; THENCE WITH SAME, SOUTH 54 DEGREES, 30 MINUTES EAST 107 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 6/24/2009, AT INSTRUMENT NO. 20090624-0058651 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH AND (SUBSTITUTE TRUSTEE'S DEED) TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 06/24/2009 IN INSTRUMENT 20090624-0058651 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 503 EAST PALESTINE AVENUE, MADISON, TN 37115

Our File No. ANA200913207