**Return to: Box 10-B
Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20100011309 DEEDWARRSP
Recvd: 02/25/10 14:50 3 pgs
Fees:18.00 Taxes:136.90
20100225-0014577

Prepared by:

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

Returned to:

SHR PROPERTIES, LLC
P.O. BOX 891
MADISON, TN 37116

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22nd day of February, 2010, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and SHR PROPERTIES, LLC, 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 20091102-0100749, 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
Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 2/22/10, 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.

Kerry Lynn Valdez
(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 $ 37,000.00, 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 25th day of February, 2010.

Lee A. Cohen
Notary Public
Commission Expires 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

This instrument was prepared by:

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

New Owner

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SHR PROPERTIES, LLC	SHR PROPERTIES, LLC	2706 OAKWOOD AVENUE NASHVILLE, TN 37207
P.O. BOX 891	P.O. BOX 891	MAP PARCEL NO.:
MADISON, TN 37116	MADISON, TN 37116	60-16-189.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL STATE SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION I, OF RECORD IN BOOK 4175, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID CONVEYANCE IS MADE SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD AGAINST THE ABOVE DESCRIBED PROPERTY; ALSO SUBJECT TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 11/2/2009, AT INSTRUMENT NO. 20091102-0100749 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, SUBSTITUTE TRUSTEE AND (SUBSTITUTE TRUSTEE'S DEED) TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 11/02/2009 IN INSTRUMENT 20091102-0100749 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 2706 OAKWOOD AVENUE, NASHVILLE, TN 37207

**See Decree for Redemption filed 2-23-10 of record in Instrument No. 20100223-0013839, Register's Office for Davidson County, Tennessee.

Our File No. ANA201002194