Record 1st

BILL GARRETT, Davidson County
Trans:T20100030509 DEEDWARRSP
Recvd: 05/20/10 13:14 2 pgs
Fees:13.00 Taxes:277.50
20100520-0039050

S&K #: 09-017271

SPECIAL WARRANTY DEED

THIS DEED, between Household Financial Center, Inc., organized and existing under the laws of the United States of America hereinafter called Grantor, and Sahra Epraheem, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 37, on the Plan of Section One, Towne Village of the Country, of record in Plat Book 5200 at Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070816-0098139 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20090701-0061277, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Household Financial Center, Inc.

BY: _____

Title: Assistant Vice President

Dana M. Sacks
Asst. Vice President

STATE OF CA
COUNTY OF LA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dana M. Sacks 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 the Assistant Vice President of Household Financial Center, Inc., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 19 day of March, 2010.

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

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 17th day of May, 2010.

Notary Public

CEDELLA A. MCATEE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/18/2011

My Commission Expires: 6-18-2011

Property Address: 3209 Anderson Road, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sahra Epraheem
3209 Anderson Road
Antioch TN 37013

S & K File # 09-017271

Map & Parcel - 15007004500

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119