BILL GARRETT, Davidson County
Trans:T20100031342 DEEDWARRSP
Recvd: 05/25/10 10:38 3 pgs
Fees:18.00 Taxes:1091.50
20100525-0040168

Prepared by:

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

Returned to:

SCOTT GEROW AND CARRIE GEROW
876 BATTERY LANE
NASHVILLE, TN 37220

T010-007158

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13th day of April, 2010, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and SCOTT GEROW AND CARRIE GEROW, HUSBAND AND WIFE, 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 ~~NASHVILLE~~, State of Tennessee:

DAVIDSON
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 20100119-0004282, of NASHVILLE 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.

BENEFICIAL TENNESSEE, INC.

BY: Dana M Sacks

Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 4-12-10, before me Robin Powell, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks,

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.

Robin Powell
(SIGNATURE OF NOTARY) SEAL

ROBIN POWELL
Commission # 1822604
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 $ 295,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant NICK BACH AS AGENT

Subscribed and sworn to before me this 20TH day of MAY, 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

Our File No. ANA201005036

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
SCOTT GEROW	SCOTT GEROW	876 BATTERY LANE NASHVILLE, TN 37220
876 BATTERY LANE	876 BATTERY LANE	MAP PARCEL NO.:
NASHVILLE, TN 37220	NASHVILLE, TN 37220	132-10-8.00

EXHIBIT A

LEGAL DESCRIPTION

DESCRIBED PROPERTY LOCATED IN THE 7TH, FORMERLY 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:

TRACT I:

THE NORTHERLY PART OF LOT NUMBER 20B ON THE PLAN OF OAK HILL SUBDIVISION NUMBER 1 AS OF RECORD IN BOOK 547, PAGE 49, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOTS NUMBERS 20A, 20B, 45 AND 46 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NUMBERS 20B AND 46, EASTWARDLY 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT NUMBER 46, SAID POINT BEING IN THE WESTERN BOUNDARY LINE OF THE A. B. BENEDICT 15 ACRE TRACT; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID BENEDICT TRACT, SOUTH 2-3/4 FEET WEST 224-1/2 FEET TO A POINT IN THE NORTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO THOMAS BRADFORD BRINDLEY AND WIFE, BY DEED FROM ANNE S. BENEDICT, OF RECORD IN BOOK 1677, PAGE 249, SAID REGISTER'S OFFICE; THENCE NORTH 72 DEGREES 30 MINUTES WEST 150 FEET, MORE OR LESS, TO THE EASTERN BOUNDARY LINE OF SAID LOT NUMBER 20A; THENCE WITH THE LINE BETWEEN SAID LOTS NUMBERS 20A AND 20B, NORTH 2-1/2 FEET EAST 194 FEET TO THE POINT OF BEGINNING.

TRACT II:

BEGINNING ON THE NORTHERLY MARGIN OF BATTERY LANE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN D. SHIRLEY AND WIFE, BY DEED FROM ANNE S. BENEDICT OF RECORD IN BOOK 1646, PAGE 613, REGISTER'S OFFICE FOR SAID COUNTY:

THENCE WITH THE NORTHERLY MARGIN OF BATTERY LANE, SOUTH 70 DEGREES 30 MINUTES EAST 135 FEET; THENCE NORTH 2 DEGREES 45 MINUTES EAST 506 FEET: THENCE NORTH 70 DEGREES 30 MINUTES WEST 135 FEET TO SHIRLEY'S NORTHEAST CORNER; THENCE WITH HIS EAST LINE SOUTH 2 DEGREES 45 MINUTES WEST 506 FEET TO THE NORTHERLY MARGIN OF BATTERY LANE, THE POINT OF BEGINNING.

TRACT III:

BEGINNING AT A POINT IN THE NORTHWESTERLY CORNER OF THE T.B. BRINDLEY PROPERTY OF RECORD IN BOOK 1611, PAGE 249, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE COMMON NORTHEAST CORNER OF THE CAPPS PROPERTY BEING HEREIN CONVEYED; THENCE NORTH 70 DEGREES 30 MINUTES WEST 135 FEET TO A POINT; THENCE SOUTH 2 DEGREES 45 MINUTES WEST 70 FEET TO A POINT; THENCE SOUTH 70 DEGREES 30 MINUTES 135 FEET TO A POINT IN THE COMMON BOUNDARY BETWEEN THE CAPPS AND BRINDLEY PROPERTY; THENCE NORTH 2 DEGREES 45 MINUTES EAST 70 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP, SUBSTITUTE TRUSTEE TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 1/19/10, IN INSTRUMENT NUMBER 20100119-0004282 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 876 BATTERY LANE, NASHVILLE, TN 37220