Prepared by:

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

Returned to:

JUSTIN HICKS
4013 LILAC LANE
SPRING HILL, TN 37174

BILL GARRETT, Davidson County
Trans:T20100042020 DEEDWARRSP
Recvd: 07/09/10 09:30 3 pgs
Fees:18.00 Taxes:33.30
20100709-0053696

T009-06387

SPECIAL WARRANTY DEED

2010 THIS INDENTURE, made and entered into as of the 15th day of June, 2010, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and JUSTIN HICKS, A MARRIED MAN, 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 20090921-0087738, 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: David M. Zimmerman
David M. Zimmerman
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 6-15-10, before me Robin Powell, a Notary Public,
(insert name and title of the officer)
personally appeared David M. Zimmerman,
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

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 $ 9000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant NICK BAICH AS AGENT FOR GRANTOR

Subscribed and sworn to before me this 30TH day of JUNE, 2010.

Notary Public Jack M Pinsker
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. ANA201009015

RETURN TO: -owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JUSTIN HICKS	JUSTIN HICKS	1916 11TH AVENUE NORTH NASHVILLE, TN 37208
4013 LILAC LANE	4013 LILAC LANE	MAP PARCEL NO.:
SPRINGHILL TN 37174	SPRINGHILL, TN 37174	81-07461.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO-WIT:

BEING LOT NO. 24 ON THE PLAN OF WILLIAMS AND VALENTINO'S SUBDIVISION OF LOTS NO. 3 AND 4 OF THE WOODARD PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 33, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 24 FRONTS 50 FEET ON THE EASTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY WOODARD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF OWEN STREET, FROMERLY AN ALLEY.

BEING THE SAME PROPERTY CONVEYED FROM COMMUNITY MONEY CENTER, INC. TO CORA M. BAXTER BY DEED RECORDED 08/09/93, IN BOOK 9040, PAGE 944 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. DEED RECORDED 9/21/2009, AT INSTRUMENT NO. 20090921-0087738 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX OR PARCEL ID NO: 81-07-461.00

PROPERTY COMMONLY KNOWN AS: 1916 11TH AVENUE NORTH, NASHVILLE, TN 37208