Prepared by:

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

Returned to:

ELAM'S HOUSING RENTALS, LLC
1065 BARNES ROAD
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20100046108 DEEDWARRSP
Recvd: 07/28/10 10:00 3 pgs
Fees:18.00 Taxes:258.63
20100728-0059067

SPECIAL WARRANTY DEED

710-00332 clerk

THIS INDENTURE, made and entered into as of the 19th day of July, 2010, by and between HOUSEHOLD FINANCIAL CENTER, INC, hereinafter referred to as Grantor, and ELAM'S HOUSING RENTALS, 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 20100216-0011649, 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: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 19, 2010, before me J Gray, a Notary Public,
(insert name and title of the officer)

personally appeared Maria I Ortega A.V.P.,

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
J. GRAY

J. GRAY
Commission # 1849070
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

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 $ 69,900.00, 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
21st day of JULY, 2010.

_____
Notary Public
Commission Expires 12-22-13

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. ANA201010315

RETURN TO: / New Owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ELAM'S HOUSING RENTALS, LLC	ELAM'S HOUSING RENTALS, LLC	317 GARDEN VIEW COURT ANTIOCH, TN 37013
1065 BARNES ROAD	1065 BARNES ROAD	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	162-01107-00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF TUSCULUM GARDENS OF RECORD IN PLAT BOOK 4660, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, ZONING AND PLANNING ORDINANCES, AND HEALTH DEPARTMENT REGULATIONS THAT MAY AFFECT THE PREMISES.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 02/16/2010 IN INSTRUMENT 20100216-0011649 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 317 GARDEN VIEW COURT, ANTIOCH, TN 37013