Prepared by:

Paul Jungers, Esq.
The Dec Law Firm
8940 Main Street
Clarence, NY 14031

Returned to:

BARBARA VEGTER
112 GOODE COURT
NASHVILLE, TN 37216

710-007355
MYS

BILL GARRETT, Davidson County
Trans:T20100052924 DEEDWARRSP
Recvd: 08/25/10 13:30 3 pgs
Fees:18.00 Taxes:170.20
20100825-0067338

SPECIAL WARRANTY DEED

2010 THIS INDENTURE, made and entered into as of the 12th day of August, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and BARBARA VEGTER, A SINGLE WOMAN, 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 20100211-0010553, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

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
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 8/2/10, 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.

_____
(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 $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Our File No. ANA201013554

_____
Affiant NICK BAICH AS AGENT

Subscribed and sworn to before me this
18th day of AUGUST, 2010.

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

_____
Notary Public JACK M PINSKER
Commission Expires _____

RETURN TO: New Owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
BARBARA VEGTER	BARBARA VEGTER	112 GOODE COURT NASHVILLE, TN 37216
112 GOODE COURT	112 GOODE COURT	MAP PARCEL NO.:
NASHVILLE, TN 37216	NASHVILLE, TN 37216	73-10-67.00

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. 31 ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN PLAT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS WADE FOR A MORE COMPLETE DESCRIPTION.

PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 5039, PAGE 359, AMENDED IN BOOK 5138, PAGE 645 AMENDED IN BOOK 5311, PAGE 345, AND BOOK 5910 PAGE 336 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY IS SUBJECT TO AN EASEMENT FOR ACCESS/PARKING GRANTED TO CLYDE L. SMITH OF RECORD IN BOOK 7323, PAGE 118, SAID REGISTER'S OFFICE.

ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 2/11/2010 AT INSTRUMENT NO. 20100211-0010553 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. BY DEED RECORDED 02/11/2010 IN INSTRUMENT 20100211-0010553 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 112 GOODE COURT, NASHVILLE, TN 37216