BILL GARRETT, Davidson County
Trans:T20100071101 DEEDWARRSP
Recvd: 11/09/10 10:46 3 pgs
Fees:18.00 Taxes:560.62
20101109-0089884

Prepared by:

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

Returned to:

GEORGE TERRY GANT III
940 WAYNEWOOD LANE
HERMITAGE, TN 37076

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of October, 2010 by and between HOUSEHOLD FINANCIAL CENTER, INC, hereinafter referred to as Grantor, and GEORGE TERRY GANT, III, AN UNMARRIED 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 20100204-0009021, 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 10-1-10, before me K L Chavez, a Notary Public,
(insert name and title of the officer)

personally appeared Dana M. Sacks, Asst. Vice President,
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

K. L. CHAVEZ
Commission # 1822608
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 $151,520.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201018376

_____
Affiant

Subscribed and sworn to before me this 26 day of Oct 2010.

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

_____
Notary Public
Commission Expires _____

RETURN TO: New Owner
GEORGE TERRY GANT III
940 WAYNEWOOD LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
GEORGE TERRY GANT III
940 WAYNEWOOD LANE
HERMITAGE, TN 37076

PROPERTY ADDRESS:
940 WAYNEWOOD LANE
HERMITAGE, TN 37076

MAP PARCEL NO.:
75-12-B-35.0000

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 77 ON THE PLAN OF BROOKSIDE, PHASE 2, SECTION II, OF RECORD IN BOOK 9700, PAGE 398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 02/04/2010 IN INSTRUMENT 20100204-0009021 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 940 WAYNEWOOD LANE, HERMITAGE, TN 37076