BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Returned to:

ROBERT WALSH
28 HIGHVIEW AVENUE
OLD GRENNWICH, CT 06870

BILL GARRETT, Davidson County
Trans:T20100074222 DEEDWARRSP
Recvd: 11/23/10 10:50 3 pgs
Fees:18.00 Taxes:113.96
20101123-0093764

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22nd day of November, 2010, by and between HOUSEHOLD FINANCE CORPORATION, II, hereinafter referred to as Grantor, and ROBERT WALSH, 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 20100712-0054535, 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.

Kerry L. Chavez
Asst. Secretary

HOUSEHOLD FINANCE CORPORATION, II

BY: _____
Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 11/11/10, before me E. P. Roman, 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

E. P. ROMAN
COMM. # 1772582
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. OCT. 26, 2011

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 $30,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201022077

Affiant

Subscribed and sworn to before me this 22nd day of November, 2010.

Notary Public
Commission Expires _____

AMY ADAMS GOWAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Owner: ROBERT WALSH 28 HIGHVIEW AVENUE OLD GRENNWICH, CT 06870	ROBERT WALSH 28 HIGHVIEW AVENUE OLD GRENNWICH, CT 06870	429 MCCLELLAN AVENUE NASHVILLE, TN 37211 MAP PARCEL NO.: 133-01-148

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

DESCRIBED PROPERTY LOCATED IN THE SIXTH (6TH), FORMERLY NINTH (9TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MCCLELLAN AVENUE, OR RADNOR TERRACE, AT A POINT 50 FEET, MORE OR LESS, WEST OF THE NORTHWEST CORNER OF LOT NUMBER 16 ON THE MAP OF RADNOR PLACE, OF RECORD IN BOOK 421, PAGE 58, SAID REGISTER'S OFFICE, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MRS. HELEN VIRGINIA FLOWERS MCGUIRE, BY DEED FROM O. B. COLEMAN AND WIFE, OF RECORD IN BOOK 1151, PAGE 174, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY MARGIN OF SAID TERRACE WESTWARDLY 50 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO H. C. MOORE AND WIFE, BY DEED FROM O. B. COLEMAN AND WIFE, OF RECORD IN BOOK 1151, PAGE 201, SAID REGISTER'S OFFICE; THENCE WITH SAID MOORE'S EASTERLY LINE, SOUTHWARDLY 180 FEET, MORE OR LESS, TO SAID MOORE'S SOUTHEAST CORNER; THENCE EASTWARDLY 50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MCGUIRE PROPERTY: THENCE WITH HER WESTERLY LINE, NORTHWARDLY 179.5 FEET MORE OR LESS, TO THE BEGINNING.

SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCE CORP. II BY DEED RECORDED 07/12/2010 IN INSTRUMENT 20100712-0054535 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 429 MCCLELLAN AVENUE, NASHVILLE, TN 37211