Prepared by:

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

After recording return to:
Realty Title
599 Sam Ridley Parkway, W., Suite 103
Smyrna, TN. 37167

Returned to:

KENNETH NGUYEN
1301 NORTH JACKSON STREET
SANTA ANA, CA 92703

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4 day of November, 2010, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and KENNETH NGUYEN, 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 20100729-0059469,, 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.

BILL GARRETT, Davidson County
Trans:T20100075586 DEEDWARRSP
Recvd: 12/01/10 11:02 3 pgs
Fees:18.00 Taxes:160.95
20101201-0095460

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 November 4, 2010, before me J Gray, 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

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

VALUATION AFFIDAVIT

Our File No. ANA201021094

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 $43,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Aisha Hall
Affiant

Subscribed and sworn to before me this 8th day of November, 2010.

Paige B. Mayerick
Notary Public
Commission Expires 11-21-2010

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
New Owner KENNETH NGUYEN 1301 NORTH JACKSON STREET SANTA ANA, CA 92703	KENNETH NGUYEN 1301 NORTH JACKSON STREET SANTA ANA, CA 92703	4921 SHIHMEN DRIVE ANTIOCH, TN 37013 MAP PARCEL NO.: 16204004500

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. 140 ON THE PLAN OF ANTIOCH PARK, SECTION 4, AS OF RECORD IN BOOK 4300, PAGE 119, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 7/29/2010, AT INSTRUMENT NO. 20100729-0059469 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 4921 SHIHMEN DRIVE, ANTIOCH, TN 37013