Box 13
#16085

Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Returned to:

PHILLIP BAUMBART
2479 MURFREESBORO ROAD #162
NASHVILLE, TN 37217

BILL GARRETT, Davidson County
Trans:T20100076595 DEEDWARRSP
Recvd: 12/06/10 09:29 3 pgs
Fees:18.00 Taxes:164.54
20101206-0096830

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 17th day of November, 2010, by and between HOUSEHOLD FINANCE CENTER, INC., hereinafter referred to as Grantor, and PHILLIP BAUMBART, AS TRUSTEE, 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 20100421-0030050, 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 FINANCE CENTER, INC.

BY: _____
Dana M. Sacks
Asst. Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES } ss.

On 11-17-10, before me K L Chavez, a Notary Public,
personally appeared Dana M. Sacks (insert name and title of the officer),
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 # 1877600
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

VALUATION AFFIDAVIT

Our File No. ANA201022582

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 $44,470.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Affiant

Subscribed and sworn to before me this 24 day of NOV., 2010.

_____
Notary Public
Commission Expires _____

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

RETURN TO:	SEND TAX BILLS TO: New Owner	PROPERTY ADDRESS:
PHILLIP BAUMBART	PHILLIP BAUMBART	4128 EASTVIEW DRIVE NASHVILLE, TN 37211
2479 MURFREESBORO ROAD #162	2479 MURFREESBORO ROAD #162	MAP PARCEL NO.:
NASHVILLE, TN 37217	NASHVILLE, TN 37217	148-15-202.00

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 8 ON THE PLAN OF APACHE HILLS, SECTION 6 OF RECORD IN BOOK 5200, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 4179, PAGE 951, BOOK 4215, PAGE 268, BOOK 4221, PAGE 190, BOOK 4225, PAGE 657, BOOK 4276, PAGE 682, BOOK 4310, PAGE 398, BOOK 4310, PAGE 737, BOOK 4361, PAGE 162, BOOK 4454, PAGE 301, BOOK 4467, PAGE 801, BOOK 4564, PAGE 724, BOOK 5040, PAGE 357, BOOK 5449, PAGE 535, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM JANICE MURPHY, A/K/A JANICE MURPHY ROBINSON A/K/A JANICE AND ROBINSON A/K/A JANICE M. ROBINSON TO EDDIE L. LYTLE BY DEED RECORDED 08/01/2002 IN INSTRUMENT 20020801-0092168 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 4128 EASTVIEW DRIVE, NASHVILLE, TN 37211