BILL GARRETT, Davidson County
Trans:T20110004114 DEEDWARRSP
Recvd: 01/20/11 14:31 2 pgs
Fees:13.00 Taxes:210.90

20110120-0005722

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Jenny York
Affician

Subscribed and sworn to before me, this the 19th day of January, 2011

Notary Public

My Commission Expires: 3/3/14
(Affix Seal)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
William T. Hill, Attorney at Law, 201 Fourth Ave. N. Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	Map-Parcel Numbers
Randy & Shelia A. Powell (Name)	same (Name)	
3225 Towne Village Rd. (Address)	(Address)	150.11-0-035.00
Antioch, TN 37013 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Household Financial Center, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randy Powell and wife, Shelia A. Powell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 132 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, Page 176-177, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated September 10, 2010 of record in Instrument No. 20100922-0075555, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

This is
unimproved [ ]
improved [X]
property, known as 3225 Towne Village Road Antioch, TN 37013
(House Number, Street, P.O. Address, City/Town)

To have and to hold the above described property together with all and singular the rights of appurtenance therot in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successsors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsover lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limited the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, marchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property, "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of January, 2011.

Lucero Haros
Asst. Secretary

Household Financial Center, Inc.

By: Dana M. Sacks
Asst. Vice President

STATE OF CA.
COUNTY OF L.A.

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dana M. Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Asst. Vice President of Household Financial Center, Inc. the within named bargainer, a corporation, and that he/she as such _____ executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal this 14 day of January, 2011.

Commission Expires:

Notary Public

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012