Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

ROBERT BIANCHERI
1651 PRESTON PLACE
BRENTWOOD, TN 37027

Davidson County DEEDWARRSP
Recvd: 02/04/11 08:00 4 pgs
Fees:23.00 Taxes:203.50
20110204-0009880

SPECIAL WARRANTY DEED

T10-02209

THIS INDENTURE, made and entered into as of the 18th day of January, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC.* hereinafter referred to as Grantor, and ROBERT BIANCHERI,** 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 20100721-0056839, 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.

*Address: 931 Corporate Center DR. Pomona, CA 91769
** Address: 2103 Gladstone Avenue Nashville, TN 37211

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 _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 01-18-2011, before me _____, a Notary Public,
(insert name and title of the officer)

personally appeared Maria I Ortega Asst V.P.,
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

TAMI FLORES
Commission # 1832925
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

VALUATION AFFIDAVIT

Our File No. ANA201101349

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 $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Affiant Anelle Rose as agent

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries

Subscribed and sworn to before me this
2nd day of February, 2011.

_____
Notary Public
Commission Expires 11/8/2011

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ROBERT BIANCHERI	ROBERT BIANCHERI	2103 GLADSTONE AVENUE
1651 PRESTON PLACE	1651 PRESTON PLACE	NASHVILLE, TN 37211
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	MAP PARCEL NO.: 105.16-55

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIED AS FOLLOWS, TO-WIT:

BEING THE EASTERLY 115 FEET OF LOT NO. 128 ON THE MAP OF CORINNE PLACE, AS OF RECORD IN BOOK 332, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE WESTERLY SIDE OF GLADSTONE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 115 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 07/21/2010 IN INSTRUMENT 20100721-0056839 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 105.16-55

PROPERTY COMMONLY KNOWN AS: 2103 GLADSTONE AVENUE, NASHVILLE, TN 37211

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries