Prepared by:

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

Davidson County DEEDWARRSP
Recvd: 03/09/11 11:07 4 pgs
Fees:23.00 Taxes:377.40
20110309-0018832

Returned to:

SARAH BELLOS AND JOAN E. BRANCA
3458 KNIGHT DRIVE
WHITES CREEK, TN 37189

SPECIAL WARRANTY DEED

T009-072226

THIS INDENTURE, made and entered into as of the 4th day of January, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC.*, hereinafter referred to as Grantor, and SARAH R. BELLOS, A SINGLE WOMAN AND JOAN E. BRANCA, A MARRIED WOMAN**, their heirs and assigns, hereinafter referred to as Grantee,

* 931 CORPORATE CENTER, POMONA, CA 91768

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:

** 3458 KNIGHT DRIVE, WHITESCREEK, TN 37189
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 200911290100087, 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 FINANCIAL CENTER, INC.

BY: _____
Maria E. Venegas
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 01-17-2011, before me _____, a Notary Public,
(insert name and title of the officer)
personally appeared Maria E Venegas - Authorized,
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 # 1832025
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

VALUATION AFFIDAVIT

Our File No. ANA201101166

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 $102,000.00, 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

Subscribed and sworn to before me this 3rd day of March, 2011.

_____
Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

RETURN TO:
Joan E Branca
SARAH BELLOS
3458 KNIGHT DRIVE
WHITES CREEK, TN 37189

SEND TAX BILLS TO:
Joan E Branca
SARAH BELLOS
3458 KNIGHT DRIVE
WHITES CREEK, TN 37189

PROPERTY ADDRESS:
3458 KNIGHT DRIVE
WHITES CREEK, TN 37189

MAP PARCEL NO.:
49-0-147.00

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 1 ON THE PLAN OF THE H. B. AND H. D. KNIGHT PROPERTY, AS OF RECORD IN BOOK 974, PAGE 95; REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY J. R. SCOTT, SURVEYOR, APRIL 14, 1958. AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KNIGHT, FORMERLY EWINGS ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO N. L. KNIGHT BY DEED FROM H. B. KNIGHT, ET AL. OF RECORD IN BOOK 1118, PAGE 97, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID L. KNIGHT PROPERTY WESTERLY 1195 FEET TO N. L. KNIGHTS SOUTHWEST CORNER, SAID POINT BEING IN THE EASTERN BOUNDARY LINE OF THE R. E. BOYD PROPERTY; THENCE WITH SAID LINE SOUTH 17 3/4 DEGREES EAST 330 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO CARL CHANDLER AND WIFE. BY DEED FROM JOHN H. DAVIDSON AND WIFE OF RECORD IN BOOK 2808, PAGE 161 SAID REGISTER'S OFFICE:

THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID CHANDLER PROPERTY EASTERLY 1050 FEET, MORE OR LESS.

TO THE CENTER OF SAID KNIGHT ROAD.

CHANDLER'S NORTHEAST CORNER; THENCE WITH THE CENTER OF SAID ROAD NORTH 1-1/2 DEGREES EAST 313.5, MORE OR LESS.

TO THE BEGINNING. CONTAINING 7 AND ONE-HALF ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF A TRACT OF LAND RECORDED BOOK 2801, PAGE 113, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A SURVEY MADE BY RICHARD B. OMOBUARDRO, ENGINEER DATED JULY 28, 1969, AS FOLLOWS:

BEGINNING AT A POINT 1200 FEET NORTH OF GREEN LANE IN THE WESTERLY MARGIN OF KNIGHT ROAD.

THENCE SOUTH 85 DEGREES 40 MINUTES EAST 1078, MORE OR LESS, TO A ROCK WALL; THENCE ALONG A SAID ROCK WALL, NORTH 17 DEGREES 45 MINUTES WEST 161.9 FEET TO A POINT IN SAID ROCK WALL; THENCE NORTH 85 DEGREES 40 MINUTES EAST 1134 FEET TO A POINT IN THE WESTERLY MARGIN OF KNIGHT ROAD; THENCE ALONG SAID KNIGHT ROAD 2 DEGREES 30 MINUTES SOUTH 158.7 FEEL TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE AND (SUBSTITUTE TRUSTEE) TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 10/29/2009 IN INSTRUMENT 200911290100087 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 49-0-147.00

PROPERTY COMMONLY KNOWN AS: 3458 KNIGHT DRIVE, WHITES CREEK, TN 37189

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