Prepared by:

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

Returned to:

BRIAN BRASHER AND KAREN BRASHER
541 OWENDALE DRIVE
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20110017519 DEEDWARRSP
Recvd: 03/25/11 10:11 3 pgs
Fees:18.00 Taxes:162.80
20110325-0023080

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of March, 2011 by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and BRIAN BRASHER AND KAREN BRASHER, HUSBAND AND WIFE, 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 20070628-0077268, 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.

BENEFICIAL TENNESSEE, INC.

BY: _____ Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 03-01-2011, before me _____, a Notary Public,
(insert name and title of the officer)

personally appeared Maria I. Ortega - 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

AUDRA GAYNE COLE-SALEEM
Commission # 1813184
Notary Public - California
Riverside County
My Comm. Expires Sep 14, 2012

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VALUATION AFFIDAVIT

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 $44,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201022522

Brian Brasher
Affiant

Subscribed and sworn to before me this 15th day of March, 2011.

Tracey Trumphour
Notary Public
Commission Expires 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| New Owner: | | |
| BRIAN BRASHER<br>AND KAREN BRASHER<br>541 OWENDALE DRIVE<br>ANTIOCH, TN 37013 | BRIAN BRASHER<br>AND KAREN BRASHER<br>541 OWENDALE DRIVE<br>ANTIOCH, TN 37013 | 4271 ANDREW JACKSON<br>HERMITAGE, TN 37076<br><br>MAP PARCEL NO.:<br><br>075110158 |

**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 NUMBER 80A ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION OF LOTS 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, AND 107 AS SHOWN ON THE PLAN OF RECORD IN BOOK 6250, PAGE 542, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM JOSE FERNANDEZ AND HORTENCIA FERNANDEZ TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 10/01/2010 IN INSTRUMENT 20101001-0078429 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 4271 ANDREW JACKSON, HERMITAGE, TN 37076