03

Realty Title

Prepared by:

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

Returned to:

CONSTANTIN GHEORGHE AND ELISABETA G. GHEORGHE
1654 PRESTON PLACE
BRENTWOOD, TN 37027

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of April, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and CONSTANTIN GHEORGHE AND ELISABETA G. GHEORGHE, 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 20110302-0016731, 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.

BILL GARRETT, Davidson County
Trans:T20110025007 DEEDWARRSP
Recvd: 04/28/11 10:57 4 pgs
Fees:23.00 Taxes:274.17
20110428-0032492

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.

WITNESS
Jane Gubba-Reiner
Asst. Secretary

BY: _____
Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

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

personally appeared _____,
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

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 $74,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201108567

_____
Affiant

Subscribed and sworn to before me this 18th day of April 2011.

_____
Notary Public
Commission Expires _____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
New Owner: CONSTANTIN GHEORGHE	CONSTANTIN GHEORGHE	3101 LAKELAND DRIVE NASHVILLE, TN 37214
1654 PRESTON PL.	1654 PRESTON PL.	MAP PARCEL NO.:
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	096-14-0-284.00

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 6, 2011 before me, R. Garcia, Notary Public
(insert name and title of the officer)

personally appeared Maria I. Ortega,
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 _____ (Seal)

R. GARCIA
Commission # 1851261
Notary Public - California
Los Angeles County
My Comm. Expires Jun 24, 2013

EXHIBIT A

LEGAL DESCRIPTION

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

BEING PART OF LOT 907 IN THE PLAN OF CLOVERHILL SUBDIVISION, SECTION XI, AS OF RECORD IN BOOK 2663, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF LAKELAND DRIVE, THE COMMON FRONT CORNER OF LOTS 907 AND 908, THENCE SOUTHWARDLY ALONG THE LINE BETWEEN SAID LOTS 150 FEET TO A POINT; THENCE WESTWARDLY 110 FEET TO A POINT IN THE EASTERLY MARGIN OF IRONWOOD DRIVE, THENCE WITH SAID MARGIN OF SAID DRIVE NORTHWARDLY 130 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTERLY 31.42 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF LAKELAND DRIVE; THENCE WITH SAID MARGIN OF SAID DRIVE EASTERLY 90 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 03/02/2011 IN INSTRUMENT 20110302-0016731 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 096-14-0-284.00

PROPERTY COMMONLY KNOWN AS: 3101 LAKELAND DRIVE, NASHVILLE, TN 37214