(1)

BILL GARRETT, Davidson County
Trans:T20110025254 DEEDWARRSP
Recvd: 04/29/11 09:24 4 pgs
Fees:23.00 Taxes:255.30
20110429-0032753

Prepared by:

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

Returned to:

RAUL LARA
386 ASH GROVE DRIVE
NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19 day of April 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and RAUL LARA, A MARRIED MAN, 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 201103070018134, 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: John S. Holman

John S. Holman
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 $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201110119

Affiant

Subscribed and sworn to before me this 27 day of April, 2011.

Notary Public
Commission Expires 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
new owner
RAUL LARA
386 ASH GROVE DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
RAUL LARA
386 ASH GROVE DRIVE
NASHVILLE, TN 37211

PROPERTY ADDRESS:
386 ASH GROVE DRIVE
NASHVILLE, TN 37211

MAP PARCEL NO.:
161-08-0-099.00

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 19, 2011 before me, R. Garcia, Notary Public
(insert name and title of the officer)

personally appeared John S. Holman,
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, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 140 ON THE PLAN OF SOUTHWOOD OF RECORD IN BOOK 2663, PAGES 125 AND 126, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS AS SUBSTITUTE TRUSTEE TO BENEFICIAL TENNESSEE INC. BY DEED RECORDED 3/7/11 IN INSTRUMENT 201103070018134 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM DAVID MICHAEL BRANT TO DONALD R. BAKER BY DEED RECORDED 11/06/2000 IN INSTRUMENT 200011060109835 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 161-08-0-099.00

PROPERTY COMMONLY KNOWN AS: 386 ASH GROVE DRIVE, NASHVILLE, TN 37211