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Prepared by:

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

BILL GARRETT, Davidson County
Trans: T20110026139 DEEDWARRSP
Recvd: 05/03/11 14:17 3 pgs
Fees: 18.00 Taxes: 443.63
20110503-0033867

Returned to:

JOHN G. WILLIAMS
3415 WEST END AVENUE
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21 day of APRIL, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and JOHN G. WILLIAMS, A SINGLE 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 20110222-0014586, 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 I. Ortega
Asst. Vice President

STATE OF CALIFORNIA :
COUNTY OF LOS ANGELES : ss.

On 04-21-2011, before me Tami Flores, 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

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

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 $119,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201110423

_____
Affiant

Subscribed and sworn to before me this 26 day of April, 2011

_____
Notary Public
Commission Expires _____

JUNE E. ROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
New Owner:		
JOHN G. WILLIAMS	JOHN G. WILLIAMS	3415 WEST END AVENUE NASHVILLE, TN 37203
3415 WEST END AVENUE	3415 WEST END AVENUE	MAP PARCEL NO.:
NASHVILLE, TN 37203	NASHVILLE, TN 37203	104-060A-0-56.00

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 608, ON THE PLAN OF CONTINENTAL CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 399, AS AMENDED IN BOOK 6900, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION; AND

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 2/22/2011, AT INSTRUMENT NO. 20110222-0014586 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, SUBSTITUTE TRUSTEE AND (SUBSTITUTE TRUSTEE'S DEED) TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 02/22/2011 IN INSTRUMENT 20110222-0014586 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 104-060A-0-56.00

PROPERTY COMMONLY KNOWN AS: 3415 WEST END AVENUE, NASHVILLE, TN 37203