BILL GARRETT, Davidson County
Trans:T20110028144 DEEDWARRSP
Recvd: 05/11/11 13:13 4 pgs
Fees:23.00 Taxes:388.50
20110511-0036198

Prepared by:

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

Returned to:

ANN C. BAUD
137 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

T011-002651

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18 day of April, 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and ANN C. BAUD, A SINGLE WOMAN, 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 20101216-0100144, 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 $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201101748

Rebecca Ludwig
Affiant

Subscribed and swarn to before me this 6th day of May, 2011.

Renee Tarquinio
Notary Public
Commission Expires 6/22/11

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public -
CITY OF PITTSBURGH, ALLEGHENY COUNTY
My Commission Expires Jun 22, 2011

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANN C.BAUD	ANN C.BAUD	806 1ST AVENUE NORTH NASHVILLE, TN 37201
137 WHITE BRIDGE ROAD	137 WHITE BRIDGE ROAD	MAP PARCEL NO.:
NASHVILLE, TN 37209	NASHVILLE, TN 37209	082140A031.00

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 18, 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.

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

Signature _____ (Seal)

EXHIBIT A

LEGAL DESCRIPTION

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

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 806 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTERS OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED.

REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS FOR PLACEMENT OF UNITS AS SHOWN ON EXHIBIT E TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20051221-0153160. AS AMENDED IN INSTRUMENT NO. 20051228-0155671 SAID REGISTERS OFFICE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET OUT IN THE MASTER DEED AND BY-LAWS OF RIVERFRONT CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20051221-0153160, AMENDED IN INSTRUMENT NO. 20051228-0155671, SAID, REGISTERS OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD

BEING THE SAME PROPERTY CONVEYED FROM KENT P. HOLLENBECK AND DEBRA A. HOLLENBECK TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 12/16/2010 IN INSTRUMENT 20101216-0100144 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 082140A031.00

PROPERTY COMMONLY KNOWN AS: 806 1ST AVENUE NORTH, NASHVILLE, TN 37201