Prepared by:

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

Returned to:

ROY FORKUM
PO BOX 110989
NASHVILLE, TN 37222

BILL GARRETT, Davidson County
Trans:T20110031425 DEEDWARRSP
Recvd: 05/26/11 10:28 3 pgs
Fees:18.00 Taxes:118.03
20110526-0040373

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4th day of May, _____, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and ROY . FORKUM, 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 201011290094712, 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 [redacted]

BY: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 5-4-2011, before me Tami Flores, a 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 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 $31,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201111210

Affiant

Subscribed and sworn to before me this 18th day of May, 2011

Notary Public
Commission Expires 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO: OWNER:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ROY FORKUM	ROY FORKUM	500 PARAGON MILLS ROAD
PO BOX 110989	PO BOX ~~37222~~ 110989	NASHVILLE, TN 37211
NASHVILLE, TN 37222	NASHVILLE, TN 37222	MAP PARCEL NO.:
		133-11-0A-061.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. K-3 ON THE PLAN OF CANTERBURY HALL CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO:

1. RESTRICTIVE COVENANTS OF RECORD IN CONDOMINIUM RIDER TO DEED OF RECORD IN BOOK 5600, PAGE 895, SAID REGISTER'S OFFICE.

2. THE PLAN OF RECORD IN BOOK 5200, PAGE 159, SAID REGISTER'S OFFICE, SHOWS AN OWNER'S CERTIFICATE, CERTAIN SETBACK LINES AND EASEMENTS.

3. EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 4308, PAGE 647, AND BOOK 4337, PAGE 544 AND 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. THE PREMISES HEREIN INSURED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AS AMENDED AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS, AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF CANTERBURY HALL CONDOMINIUMS, OF RECORD IN BOOK 5440, PAGE 255, AS AMENDED IN BOOK 5441, PAGE 819, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE BY-LAWS APPENDED THERETO OF RECORD IN BOOK 5440, PAGE 298, AS AMENDED IN BOOK 5865, PAGE 101, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE TO Household BY DEED RECORDED 11/29/2010, AT INSTRUMENT NO. 201011290094712 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 133-11-0A-061.00

PROPERTY COMMONLY KNOWN AS: 500 PARAGON MILLS ROAD, NASHVILLE, TN 37211