Prepared by:

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

Davidson County	DEEDWARRSP
Recvd: 06/02/11 15:25	4 pgs
Fees:23.00 Taxes:214.97	
20110602-0042318	

Returned to:

PEACE OF EARTH, LLC, CONNIE WILLIAMS, AND SHEILA TIDWELL
P.O. BOX 291985
NASHVILLE, TN 37229

SPECIAL WARRANTY DEED T016-058555

THIS INDENTURE, made and entered into as of the 18TH day of MAY, 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and PEACE OF EARTH, LLC AND CONNIE WILLIAMS, A SINGLE WOMAN AND SHEILA TIDWELL, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 20101116-0091625, 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: _____

Kerry L. Chavez
Asst. Secretary/VP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 5/18/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry Chavez,
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

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 $58,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201112428

Affiant
Lindsay Kress as Agent

Subscribed and sworn to before me this 31st day of May, 2011.

Notary Public Jack Pinsker
Commission Expires 12/22/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
PEACE OF ~~RARE~~ EARTH PROPERTIES LLC	PEACE OF ~~RARE~~ EARTH PROPERTIES LLC	2304 AUBREY DRIVE NASHVILLE, TN 37214
P.O. BOX 291985	P.O. BOX 291985	MAP PARCEL NO.:
NASHVILLE, TN 37229	NASHVILLE, TN 37229	084110139.00

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 246 ON THE PLAN OF MAPLECREST, AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 246 FRONTS 70 FEET ON THE NORTH SIDE OF AUBREY DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEED LINE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 1835, PAGES 27 AND 28, SAID REGISTER'S OFFICE.

EASEMENT FOR WATER MAINS AS OF RECORD IN BOOK 1881, PAGE 575, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, SUBSTITUTE TRUSTEE TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 11/16/2010, AT INSTRUMENT NO. 20101116-0091625 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 084110139.00

PROPERTY COMMONLY KNOWN AS: 2304 AUBREY DRIVE, NASHVILLE, TN 37214

True Copy Certification

I, REBECCA LUDWIG, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Jason R Gold, a notary public for this county and state, Rebecca Ludwig who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries