Davidson County	DEEDWARRSP
Recvd: 07/12/11 16:20	4 pgs
Fees:23.00 Taxes:473.60	
20110712-0053384	

Prepared by:

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

Returned to:

STEVEN C. FOSTER
7752 HIGHWAY 70 SOUTH
NASHVILLE, TN 37221

SPECIAL WARRANTY DEED

T010-064179

THIS INDENTURE, made and entered into as of the 24 day of JUNE, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and STEVEN C. FOSTER, 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 20110103-0000448, 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.

Jane Gubba-Reiner
Asst. Secretary

HOUSEHOLD FINANCIAL CENTER, INC.
BY: Yanet Ramirez V.P

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On JUNE 24, 2011, before me Maria D. Ahumada, a Notary Public, (insert name and title of the officer)
personally appeared Yanet Ramirez VP,
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

MARIA D. AHUMADA
Commission # 1924809
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2015

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 $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114637

Affiant Anelle Rose as agent

Subscribed and sworn to before me this 12th day of July, 2011.

Notary Public
Commission Expires _____

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:
STEVEN C. FOSTER	Property Owner STEVEN C. FOSTER	7752 HIGHWAY 70 SOUTH NASHVILLE, TN 37221
7752 HIGHWAY 70 SOUTH	7752 HIGHWAY 70 SOUTH	MAP PARCEL NO.:
NASHVILLE, TN 37221	NASHVILLE, TN 37221	127000075.01

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, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, P.C., DATED MARCH 30, 1998, AS FOLLOWS:

BEGINNING AT A POINT NORTH 77 DEGREES 31 MINUTES WEST 525.4 FEET FROM A MONUMENT IN THE SOUTHERLY MARGIN OF BELLEVUE MANOR DRIVE WHERE IT JOINS THE WESTERLY BOUNDARY OF BELLEVUE MANOR SUBDIVISION, AND BEING THE NORTHWEST CORNER OF LOT NO. 1 IN SAID SUBDIVISION, AND BEING THE PLAN OF WHICH IS OF RECORD IN BOOK 3600, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND RUNNING THE FOLLOWING COURSES AND DISTANCE:

SOUTH 2 DEGREES 42 MINUTES EAST 322.01 FEET TO A POINT; THENCE SOUTH 82 DEGREES 12 MINUTES WEST 374.18 FEET TO A POINT; THENCE NORTH 38 DEGREES 29 MINUTES EAST 375.00 FEET TO A POINT; THENCE NORTH 28 DEGREES 44 MINUTES EAST 105 FEET TO A POINT; THENCE NORTH 73 DEGREES 59 MINUTES EAST 26 FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH 77 DEGREES 31 MINUTES EAST 47.32 FEET TO THE POINT OR BEGINNING.

TOGETHER WITH A PERMANENT AND PERPETUAL EASEMENT 15 FEET WIDE AS A ROADWAY AND RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM DESCRIBED PROPERTY TO AND FROM U.S. HIGHWAY 70 SOUTH, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED IN BOOK 3822, PAGE 139; BOOK 4103, PAGE 534.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL AS TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC BY DEED RECORDED 01/03/2011 INSTRUMENT NUMBER 20110103-0000448 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 127000075.01

PROPERTY COMMONLY KNOWN AS: 7752 HIGHWAY 70 SOUTH, NASHVILLE, TN 37221

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