BILL GARRETT, Davidson County
Trans:T20110048525 DEEDWARRSP
Recvd: 08/08/11 15:58 3 pgs
Fees:18.00 Taxes:222.00
20110808-0061098

0Prepared by:

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

Returned to:

B & J HOME REMAKERS, LLC
6255 TOWNSHIP ROAD 179
CARDINGTON, OH 43315

SPECIAL WARRANTY DEED Toll-007267 2134

THIS INDENTURE, made and entered into as of the 27 day of July, 2011, by and between BENEFICIAL TENNESSEE, INC., hereinafter referred to as Grantor, and B & J HOME REMAKERS, LLC., 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 20110210-0011696, 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

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 7/27/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)
personally appeared Kerry L. 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
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 $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201114060

Karen Scott, as agent
Affiant Karen Scott as agent

Subscribed and sworn to before me this 2 day of August, 2011.

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

Notary Public
Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
B & J HOME REMAKERS, LLC	B & J HOME REMAKERS, LLC	703 MAPLE PLACE NASHVILLE, TN 37216
6255 TOWNSHIP 179 CARDINGTON, OH 43315	6255 TOWNSHIP 179 CARDINGTON, OH 43315	MAP PARCEL NO.: 061-05-0-A-084-00-CO

EXHIBIT A

LEGAL DESCRIPTION

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

BEING UNIT NO. 117 CONDOMINIUM SITE PLAN OF PHASE IV ON THE PLAN OF POPLAR GLEN OF RECORD IN PLAT BOOK 7900 PAGE 392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM RICHARD J. MYERS, AS SUBSTITUTE TRUSTEE TO BENEFICIAL TENNESSEE, INC. BY DEED RECORDED 02/10/2011 IN INSTRUMENT 20110210-0011696 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 061-05-0-A-084-00-CO

PROPERTY COMMONLY KNOWN AS: 703 MAPLE PLACE, NASHVILLE, TN 37216