Davidson County	DEEDWARRSP
Recvd: 12/27/11 08:39	4 pgs
Fees:23.00 Taxes:507.27	
20111227-0100313	

Prepared by:

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

Returned to:

GLORIA L. SMITH
1016 AINSWORTH CIRCLE
ANTIOCH, TN 37013

TOIL 003860
JMJ Recl

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12 day of October, 2011, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and GLORIA L. SMITH, A WIDOW, 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 20110124-0006674, 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 CENTER, INC.

BY: Kerry L. Chavez
Kerry L. Chavez
Asst. Secretary VP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 10/12/11, 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

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 $137,100.00 ~~$139,900.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201124203

Affiant Kerry L. Chavez

Subscribed and sworn to before me this 27 day of November, 2011.

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

Notary Public
Commission Expires 12/22/2013
Jack M. Pusker

RETURN TO:
NEW OWNER:
GLORIA L. SMITH
1016 AINSWORTH CIRCLE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
GLORIA L. SMITH
1016 AINSWORTH CIRCLE
ANTIOCH, TN 37013

PROPERTY ADDRESS:
1016 AINSWORTH CIRCLE
ANTIOCH, TN 37013

MAP PARCEL NO.:
150-03-0-384.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 438 ON THE PLAN OF THE COUNTRY, SECTION NINE, AS OF RECORD IN BOOK 6900, PAGES 285-286, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO APPLICABLE RESTRICTIONS, BUILDING SET-BACK LINE, ALL EXISTING EASEMENTS, AND TO ALL CONDITIONS AS SHOWN ON THE RECORDED MAP WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIMS TO HOMESTEAD AND DOWER THEREIN.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 1/24/2011, AT INSTRUMENT NO.

20110124-0006674 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 1/24/2011, AT INSTRUMENT NO. 20110124-0006674 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 150-03-0-384.00

PROPERTY COMMONLY KNOWN AS: 1016 AINSWORTH CIRCLE, ANTIOCH, TN 37013

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, Gina Barbour 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.

Gina Barbour
Notary's Signature

My Commission Expires: 1/10/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES