After Recording Return to:
SLS/REO - SLS
Attn: BEN WYMAN
290 BILMAR DRIVE
PITTSBURGH, PA 15205
File No. T012-008877

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDWARRSP
Recvd: 07/26/12 11:03 6 pgs
Fees:33.00 Taxes:70.30
20120726-0065754

Tax ID No.:
08106036900

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 19 day of July, 2012, by and between HOUSEHOLD FINANCIAL CENTER, INC., organized and existing under the laws of TENNESSEE, of 931 CORPORATE CENTER DRIVE, POMONA, CA 91768 hereinafter referred to as Grantor(s) and ELLIOTT RUSHING AND KESHA RUSHING, HUSBAND AND WIFE, with a mailing address to 809 EVERGREEN TRAIL, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of NINETEEN THOUSAND AND 00/100 ($19,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVISDON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT # 20120327-0026059, Recorded: 03/27/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 08106036900

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: Tami Flores

Tami Flores – VP

Notary

STATE OF Cali
COUNTY OF los Angeles

On 7/19/2012 before me, E. Peeters, Notary Public, personally appeared Tami Flores, 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

E. PEETERS
Commission # 1840808
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2013

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 19th day of July, 2012, by Tami Flores, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

E. PEETERS
Commission # 1840808
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 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 $19,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant BRIAN M. KESTER-AGENT

Subscribed and sworn to before me this 25th day of JULY, 2012.

Notary Public
Commission Expires 9/9/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Matthew W. Jones, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

ELLIOTT RUSHING & KESHA RUSHING
809 EVERGREEN TRAIL
MADISON TN 37115

Name and address of property owner:

ELLIOTT RUSHING & KESHA RUSHING
809 EVERGREEN TRAIL
MADISON TN 37115

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45, ON THE PLAN OF THE SUBDIVISION OF LOT NO. 16, OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 45 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LACY STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED FROM FODIE LILES A/K/A FODIE LILES, JR. AND NETTIE MAI LILES TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 3/27/12, AT INSTRUMENT 20120327-0026059 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TAX MAP OR PARCEL ID NO.: 08106036900

PROPERTY COMMONLY KNOWN AS: 2307 LACEY STREET, NASHVILLE, TN 37208

True Copy Certification

I, Brian M. Kester, 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.

B M. K

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Matthew W. Jones, a notary public for this county and state, Brian M. Kester, 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: 9/9/13

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Matthew W. Jones, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries