Prepared by:

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

Davidson County	DEEDWARRSP
Recvd: 08/02/12 11:21	5 pgs
Fees:28.00 Taxes:271.95	
20120802-0068465	

Returned to:
Secured Lending Services
290 Bilmar Drive
Pittsburgh, PA 15205

T010-064178

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9 day of July, 2012, by and between HOUSEHOLD FINANCIAL CENTER, INC., hereinafter referred to as Grantor, and BETTY D. BRIDGFORTH, A WIDOW, AND WILLIE EDWARD STEWART, JR. A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, her heirs and assigns hereinafter referred to as Grantee, 4221 Drakes Ct Nashville TN 37218

WITNESSETH: That for and in consideration of SEVENTY-THREE THOUSAND FIVE HUNDRED AND 00/100 ($73,500.00) 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 20101119-0092641, 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: _____

Irma Barrios
Asst. Secretary/ V.P.

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On 7-9-12, before me E. Peeters, (insert name and title of the officer), a Notary Public, personally appeared Irma Barrios, 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

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 $73,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201101625

Lindsay Kress
Affiant
Lindsay Kress as agent

Subscribed and sworn to before me this 27th day of July, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Fisher, 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:
BETTY D. BRIDGFORTH AND WILLIE EDWARD STEWART 4221 DRAKES COURT NASHVILLE, TN 3721	BETTY D. BRIDGFORTH AND WILLIE EDWARD STEWART 4221 DRAKES COURT NASHVILLE, TN 37218	4221 DRAKES COURT NASHVILLE, TN 37218 MAP PARCEL NO.: 058-15-0-028.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLACE OF ROYAL CREST SUBDIVISION, AS OF RECORD IN BOOK 3700, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 19 FRONTS 131.06 FEET ON THE NORTHERLY SIDE OF DRAKES COURT AND EXTENDS BACK 220.41 FEET ON THE EASTERLY LINE AND 223.94 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 385.1 FEET.

BEING THE SAME PROPERTY CONVEYED FROM GLORIA M. LEWIS AND THEODORE LEWIS TO HOUSEHOLD FINANCIAL CENTER, INC. BY DEED RECORDED 11/19/2010 IN INSTRUMENT 20101119-0092641 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 058-15-0-028.00

PROPERTY COMMONLY KNOWN AS: 4221 DRAKES COURT, NASHVILLE, TN 37218

True Copy Certification

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Virginia M. Noble* a notary public for this county and state, Jennifer Lander who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia M Noble
Notary's Signature

*Virginia M. Noble

My Commission Expires: 6/19/15
Notary' Seal (if on paper)



NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2015