Bk 47

This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

4.8.0 6 4.

2233 09/19 0101 03CHECK 236.40

IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

Sep 19 11 08 AM '91

FELIX Z. WILSON CLERK REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

BOOK 8445 PAGE 889

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00. USA Financial Services, Inc

by Craig A. Miller Assistant Vice President
Affiant

Subscribed and sworn to before me this 29th day of August, 1991.

Notary Public
My Commission Expires: My Commission Expires JULY 22, 1995

Address New Owner:	Send Tax Bills To:	Map/Parcel
Terry L. Goldthreate and wife, Sharlene E. Goldthreate	SAME	1330-G-23
701 Rowan Drive Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by **TERRY L. GOLDTHREATE and wife, SHARLENE E. GOLDTHREATE**, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **USA FINANCIAL SERVICES, INC.** has this day bargained and sold and does hereby transfer and convey unto the said **TERRY L. GOLDTHREATE and wife, SHARLENE E. GOLDTHREATE**, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 279, on the Plan of Haynes Manor, Section 2, of record in Book 3700, Page 88, said Register's Office, described as follows:

BEGINNING at a point in the southeasterly margin of Rowan Drive, said point being the common corner of Lots 279 and 280; thence with the line between said two lots eastwardly 106 feet to a point; thence northwardly 102.3 feet to the southwesterly margin of said Cravath Drive, westwardly 72.34 feet to the beginning of a curve; thence around said curve to the left 39.27 feet to the southeasterly margin of Rowan Drive; thence with the southeasterly margin of said Rowan Drive southwardly 75 feet to the point of beginning.

BEING the same property conveyed to USA Financial Services, Inc., by deed from Roy C. DeSha, Jr., Trustee, of record in Book 8341, Page 222, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4062, Page 443, and Book 4081, Page 854, said Register's Office; easements and setback lines as set forth in the above plan of record.

This is improved property known as 701 Rowan Street, Nashville, Tennessee 37207.

Together with all rights, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; special taxes or assessments for improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, this 29th day of August, 1991.

USA FINANCIAL SERVICES, INC.

By: Craig A. Millard
Its: Assistant Vice President

STATE OF Tennessee)
) ss:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Craig A. Millard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of USA Financial Services, Inc., the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Vice President.

Witness my hand and official seal this 29th day of August, 1991.

Notary Public
My Commission Expires: My Commission Expires JULY 22, 1995

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8445 PAGE 891

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 6.00
TOTAL 236.40
CHECK 236.40
09/19/91 01 11:10 0001 2233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48064

IDENTIFICATION

SEP 19 11 08 AM '91

No. 460454