The Instrument Prepared by: Mark A. Ellmore, Attorney
Suite C, 388 Harding Place
Nashville, TN 37211

SPECIAL WARRANTY DEED

Address New Owner: Send Tax Bills to: Map & Parcel
James M. Williams, Jr. Map 083-090
1210 Forrest Avenue Parcel: 113
Nashville, TN 37206 18W-01710

For and in consideration of the sum of $40,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Money/Tennessee Inc., Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Williams, Jr., hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 25 of Block 2 on the Plan of Andrew Allison's Addition of record in Book 161, page 74, Register's Office for said County.
>
> Said Lot No. 25 fronts 50 feet on the southerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to The Money Store/Tennessee Inc. by Substitute Trustee's Deed of record in Book 8736, page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Forrest Avenue, Nashville, Tennessee 37206.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

(2) The physical character or condition of the property whether of record or not pertaining to land usage, defects, vices and/or fitness for any particular purpose.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Granteess have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where

is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 19th day of November, 1993.

THE MONEY STORE/TENNESSEE INC.

BY: _____
NAME: David A. Medici
TITLE: Vice President

STATE OF Kentucky
COUNTY OF Jefferson

2754 11/24 0101 03CHECK 158.85

The actual consideration or value, whichever is greater for this transfer is $40,500.00.

_____
Affiant

Subscribed and sworn to before me this the 19th day of November, 1993.

3-23-97
My commission expires:

_____
Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, David A. Medici with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself to be the Vice President of The Money Store/Tennessee Inc. and that he/she as such Vice Presodent, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of The Money Store/Tennessee Inc. by himself/herself as such Vice President.

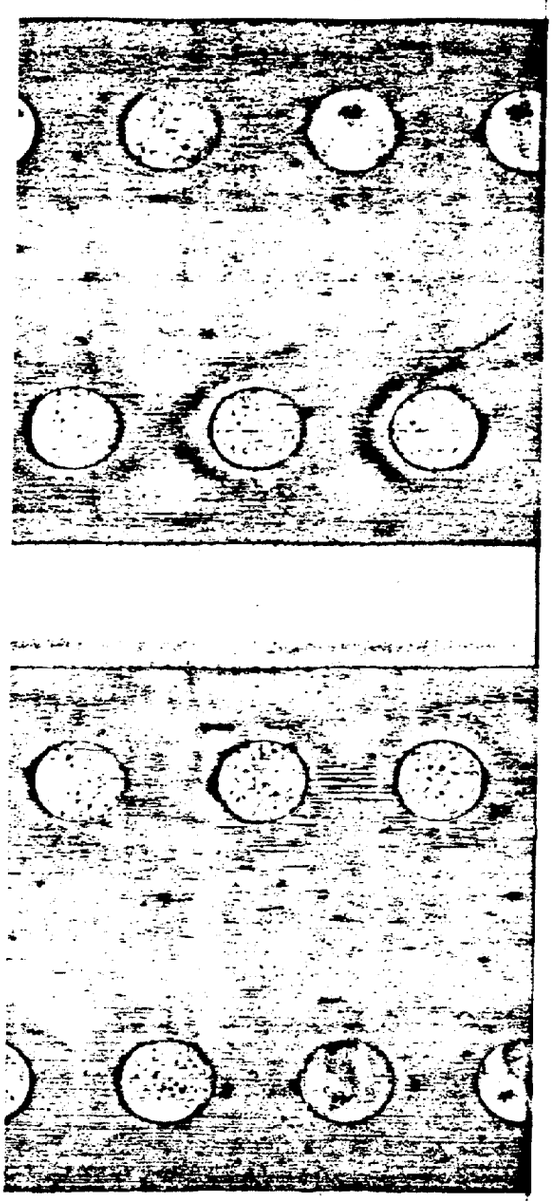
Witness my hand and official seal this 19th day of November, 1993.

3-23-97
Commission Expiration

_____
Notary Public

89719
IDENTIF. # REFERENCE

93 NOV 24 PM 4:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9164 PAGE 76

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	40500.00
			CON TX	149.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	158.85
			CHECK	158.85
11/24/93	01		16:04 0001	2754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89719
IDENTIF. # REFERENCE

93 NOV 24 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.726474