SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9314 PAGE 345

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 94

Margaret Jane Wright
Notary Public

MY COMMISSION EXPIRES May 28, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ice	SAME	MAP 105-14
(NAME)	(NAME)	
2401 Elliott Avenue		PARCEL 194
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, American Financial Corporation of Tampa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ice

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 7 on the Map of Robert Lee Bibb's Subdivision of Lot No. 3 on the Henry Tract, as of record in Book 547, page 194, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Financial Corporation of Tampa by deed from Marshall L. Hix, Successor Trustee, of record in Book 9071, page 460, Register's Office for Davidson County, Tennessee.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
is improved (X) property, known as 2401 Elliott Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 13 day of April 19 94

American Financial Corporation of Tampa
By:
Scott J. Langlois
Assistant Vice President

Donna Donnelly
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____ _____
Notary Public

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott J. Langlois and Donna Donnelly with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Assistant Vice President and Assistant Secretary respectively of the American Financial Corporation the within named bargainor, and corporation, and that they as such Assistant Vice President and Assistant Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Scott J. Langlois as such Assistant Vice President, and attesting the same by the said Donna Donnelly as such Assistant Secretary.

Witness my hand and official seal at office at 116 Allegheny Center Mall on this the 13th day of April, 19 94.

My commission expires _____

Shirley A. Stormelli
Notary Public

SHIRLEY A. STORMELLI, NOTARY PUBLIC, PITTSBURGH, ALLEGHENY COUNTY, PA. MY COMMISSION EXPIRES 10

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Warranty Deed from American Financial Corporation of Tampa, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4827 94/15 0101 03CHECK 194.75

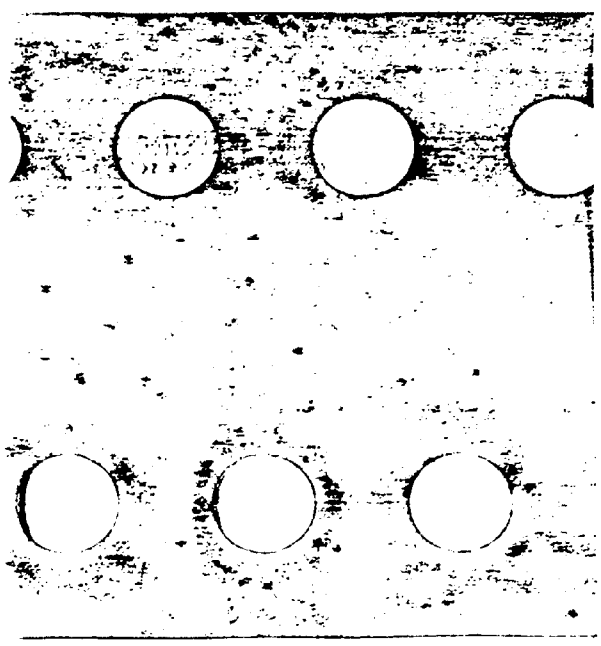
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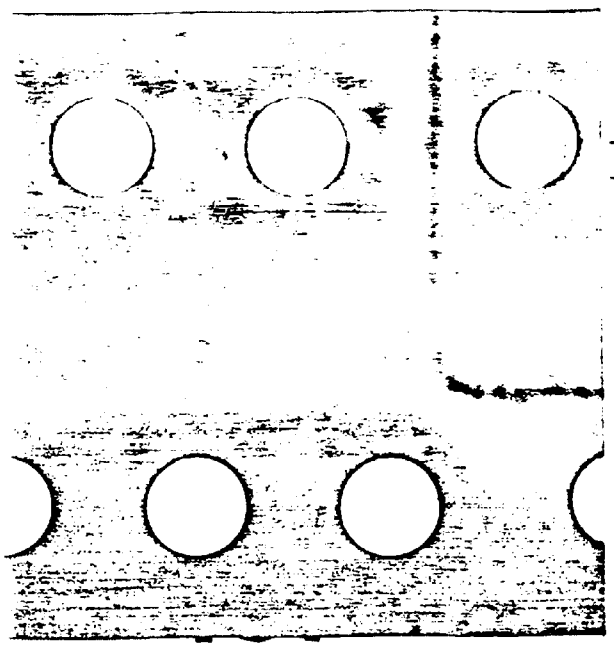
94 APR 15 PM 3:52

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

39803

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 347

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	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	8.00
TOTAL	184.75
CHECK	184.75

04/15/94 01 15:53 0001 4827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39803
IDENTIF. & REFERENCE

94 APR 15 PM 3:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780017