63

BOOK 9324 PAGE 936

SPECIAL WARRANTY DEED

53-2
166

THIS INDENTURE, made and entered into this **20th** day of **April, 1994**, by and between **Fleet Finance, Inc**, party of the first part and **Michael Pence**, party of the second part:

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of **Tennessee:**

Land in Davidson County, Tennessee being Lot No. 49 on the Map showing the Subdivision of Lots Nos. 8,9, and 10 and part of Lot No. 7 in Block "A", and Lots 13 and 14, of Block "B" and all of Block "C" on the Map of the Subdivision of Weakley Place, as of record in Book 647, page 12, Register's Office for said County.

Said Lot No. 49 fronts 60 feet on the northerly side of Benjamin Street and runs back between lines 190 feet 8 inches on the easterly line and 194 feet on the westerly line to a dead line, on which it measures 50 feet.

Being the same property conveyed to Fleet Finance, Inc., by Deed from Peter Weiss, Successor Trustee, of record in Book 9011, page 799, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs and assigns in fee simple forever.

THE SAID PARTY of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

8841 04/27 0101 03CHECK 118.15

FLEET FINANCE, INC.:

BY: _____

TITLE: STEVEN L. SITZES, SR. VICE PRES.

94 APR 27 PM 3:38
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

43473
IDENTIF. # REFERENCE

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

FLEET FINANCE, INC. CORPORATE SEAL 1966 TENNESSEE

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, STEVEN L. SITZES, with whom I am personally acquainted and who upon his oath acknowledged himself or herself to be the SR. VICE PRESIDENT of FLEET FINANCE INC, a corporation, the within named bargainor and that he or she as such 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 or herself as such VICE PRESIDENT.

WITNESS my hand and official seal at office in ATLANTA, GEORGIA, on this the 20TH day of APRIL, 1994.

Beverly Medlock
Notary Public

BEVERLY MEDLOCK
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 12, 1997

My Commission expires:

Property Address:

1701 Benjamin Street
Nashville, TN 37206

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Michael Pence
1701 Benjamin Street
Nashville, Tn 37206

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

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 $29,500.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

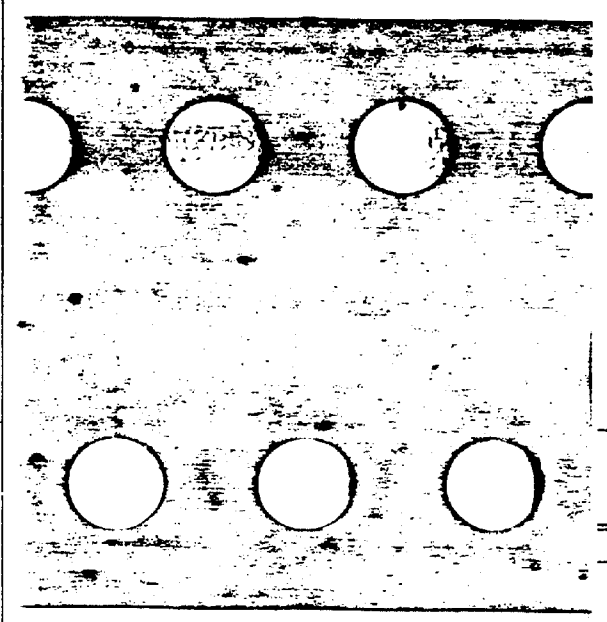
Subscribed and sworn to before me this the 21st day of April, 1994.

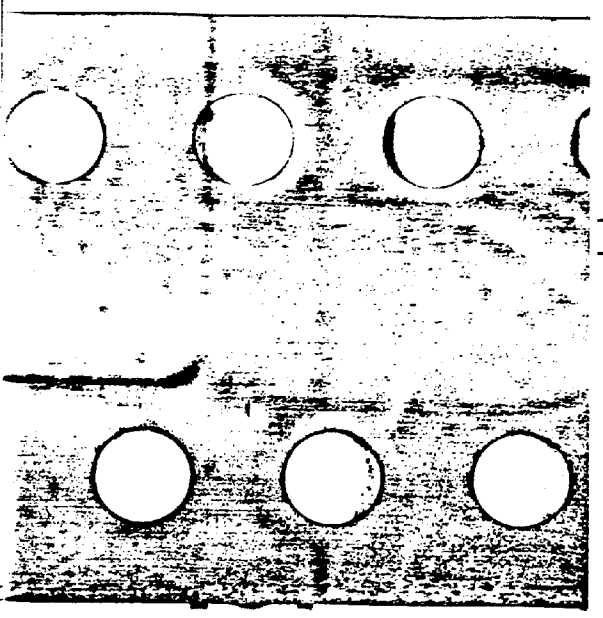
Notary Public

My Commission Expires: 3-25-1995

EDDY OWE NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE COMM. EXP. DATE 3/25/95

THIS INSTRUMENT PREPARED BY:
Amqui Title & Escrow, Inc.
405 Two Mile Pike
Goodlettsville, TN 37072





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 938

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	29500.00
			CON TX	109.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	118.15
			CHECK	118.15

04/27/94 01 15:39 0001 8841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43473
IDENTIF. ↑ REFERENCE

94 APR 27 PM 3:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783963