BOOK 9491 PG 613 BOX 15

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,250.00

Wanda J. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(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 |
|---|---|---|
| Wanda J. Williams | SAME | 83-13 #13 |
| (NAME) | (NAME) | |
| 206 South 11th Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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 now known as Altegra Credit Company.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda J. Williams, married

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 the north 20 feet of Lot No. 205 and the south 20 feet of Lot No. 206 on the Map of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County.

Said parts of said lots adjoin and front together 40 feet on the west side of 11th Street, Nashville, Davidson County, Tennessee, and run back between lines 183 feet more or less on the south line of part of Lot No. 205 and 181 feet more or less on the north line of part of Lot No. 206, to an alley on which they measure 40 feet.

Being the same property conveyed to American Financial Corporation, of Tampa by Successor Trustee's Deed from Marshall L. Hix and Roger D. Baskette, Jr. as Successor Trustees of record in Book 9352, page 460, Register's Office for Davidson County, Tennessee.

By, through and under, but not otherwise the following limitation of warrantees shall been 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 ( )
This is improved ( X ) property, known as 206 South 11th Street, Nashville, TN 37206
(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 unencumbered, 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 7th day of October 19 94

Altegra Credit Company formerly known as
American Financial Corporation, of Tampa
By:

F. Ferrell, Senior Vice President

BOX 15

STATE OF TENNESSEE
COUNTY OF

BOOK 9491 PG 614

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 Forrest E. Ferrell, Sr. Vice President and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sr. Vice President and _____ respectively of the American Financial Corporation of Tampa now known* the within named bargainor, and corporation, and that he as such Sr. Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Forrest E. Ferrell, Sr. as such Sr. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Pittsburgh, PA on this the 7th day of October 19 94.

My commission expires _____

1997

Shirley A. Stowell
Notary Public

*as Altegra Credit Company

99271

IDENTIF. & REFERENCE

94 OCT 12 PM 3:21

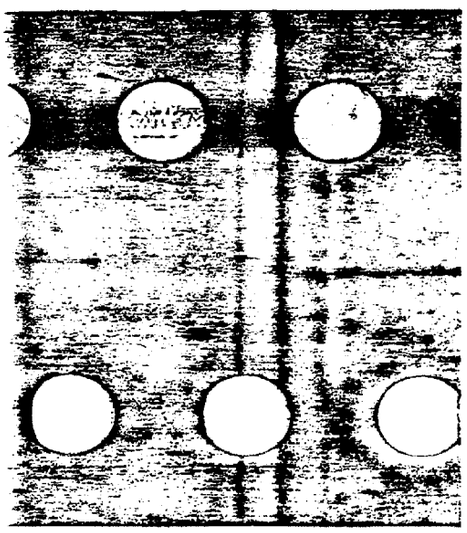
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

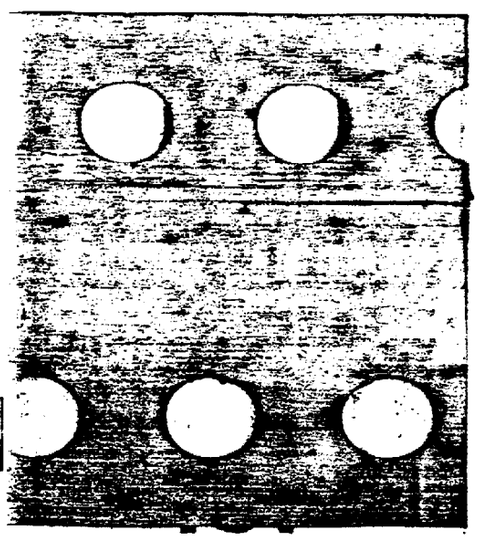


Warranty Deed from American Financial Corporation, to Wanda J. Williams.

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

7463 10/12 0101 03CHECK 98-73





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

RECEIVED OF _____

FOR _____

BOOK 9491 PG 615

| | | |
|---|---|---|
| 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 24250.00 |
| | | | | CON TX 89.73 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 98.73 |
| | | | | CHECK 98.73 |
| | | | 10/12/94 01 | 15:21 0001 7463 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99271
IDENTIF. & REFERENCE

94 OCT 12 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 843671