File Book 45

94-26858

This Instrument Prepared By:
LAWYERS TITLE INSURANCE CORPORATION
424 CHURCH STREET, SUITE 200
NASHVILLE, TENNESSEE 37219

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 48,000.00

Affiant

Subscribed and sworn to before me this the 10th day of May, 19 95.

Notary Public
My Commission Expires: [illegible]

My Commission Expires NOV 12 '98

ADDRESS NEW OWNER:

Carl R. McWhirter
2210 Cracker Springs Rd
Goodlettsville TN 37072

SEND TAX BILLS TO:

Same

MAP & PARCEL:

71-15-473

BOOK 9668 PG 857

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 8 day of MAY, 1995, by EMC MORTGAGE CORPORATION, a corporation existing under the laws of the State of Delaware and having its principal place of business at 222 WEST LAS COLINAS, STE. 600, IRVING TX 75039, _____, hereinafter referred to as GRANTOR, to Carl R. McWhirter, hereinafter referred to as GRANTEE. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, a certain parcel of land in Davidson County, Tennessee, which is more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lots 34, 35 and 36, on the plan of Oakwood Park, as of record in Book 421, page 12, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Lischey Avenue, also known as North 4th Street, common corners of Lots 36 and 37 on said plan, thence South 81 degrees 49' East 164.95 feet to an iron pin in the westerly margin of a 16-foot alley; thence with the margin of same, South 9 degrees 25' West 28.40 feet to an iron pin the northerly margin of Mile End Avenue, as relocated and widened, at the beginning of a curve to the right having a radius of 269.61 feet; thence with the said curve southwesterly 150.53 feet to an iron pin; thence North 82 degrees 50' West 5.62 feet to an iron pin at the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve northwesterly 28.18 feet to an iron pin in the easterly margin of said Lischey Avenue, also known as North 4th Street; thence with the margin of the same, North 9 degrees 25' East 54.09 feet to the point of beginning.

Being the same property conveyed to EMC Mortgage Corporation, by Deed of Record in Book 9321, page 500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

This is ( ) unimproved property.
(X) improved property known as 1227 Lischey Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple forever.

AND, the Grantor hereby covenants with Grantee that it is lawfully seized of said land in fee simple; and it has good right and lawful authority to well and convey said land; that it hereby fully warrants the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and the corporate seal to be hereto affixed, by its proper officers duly authorized so to do, this the 8 day of MAY, 1995.

EMC MORTGAGE CORPORATION

BY: [signature]
Typed Signature: R. E. ADAMS
Title: ASSISTANT VICE PRESIDENT

ATTEST: [signature]
SHERRI WILSON, ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF DALLAS

BOOK 9668 PG 858

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared R E ADAMS, and SHERRI WILSON, known to me to be the ASSISTANT VICE PRESIDENT and the ASSISTANT SECRETARY of the Corporation named as Grantor in the foregoing deed, and are personally known to me or proved to me upon satisfactory evidence, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal for said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this the 8 day of MAY, 1995.

Notary Public

My Commission Expires: CINDY DREW Notary Public, State of Texas My Commission Expires 04-06-99 (Affix Seal)

My Commission Expires:

59475

IDENTIF. & REFERENCE

95 MAY 10 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

75.00 9695 05/10 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9668 PG 859

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

05/10/95 01 03:19 0001 9565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59475
IDENTIF. ↑ REFERENCE

95 MAY 10 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908959