Return to
THIS INSTRUMENT WAS PREPARED BY:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

BOOK 10194 PG 537

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER: Premier Real Estate Services, L.L.C.
~~4900 Drakes Branch Road~~ 761 Old Hickory Blvd Suite 300
~~Nashville, TN 37218~~
Brentwood TN 37027

SEND TAX BILLS TO: same

MAP-PARCEL NO. Map 94-2 Parcel 45

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, as Fleet Finance, Inc., a Rhode Island corporation("Grantor") has bargained and sold, and hereby transfers and conveys to Premier Real Estate Services, L.L.C. ("Grantee"), their successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines with the westerly margin of 18th Street, 150 feet to an alley.

This being the same property conveyed to Fleet Finance, Inc. by deed from John M. Jordan, Successor Trustee of record in Book 9773, page 397, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

1) Taxes for 1996 and subsequent years which are not yet due and payable.

2) All matters of public record.

This is improved property known as: 1710 Shelly Avenue, Nashville, Tennessee.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 21st day of August, 1996.

FLEET FINANCE, INC.

By: Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery Corporation, Attorney in Fact

By: _____
~~Anthony J. Giuffrida~~
~~Vice President~~
Vice-President
Power of Attorney of record in
Book _____, Page _____

96 SEP 18 AM 9:19
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0226482

BOOK 10194 PG 538

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

Before me, Karen Brown, a Notary Public in and for the State and County aforesaid, personally appeared Anthony J. Giuffrida with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Vice-President of Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery Corporation, a Rhode Island corporation, Attorney in Fact for the bargainor, Fleet Finance, Inc. and that he as such Vice-President of Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recovery and as authorized as attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by Fleet Real Estate Capital, Inc. d/b/a Fleet Management and Recover Corporation by himself as Vice-President.

Witness my hand and official seal at Boston, Massachusetts this 21st day of August, 1996.

Karen A. Brown
Notary Public

My Commission Expires: 1-22-99

STATE OF ~~TENNESSEE~~ Massachusetts)
COUNTY OF ~~WILLIAMSON~~) Suffolk

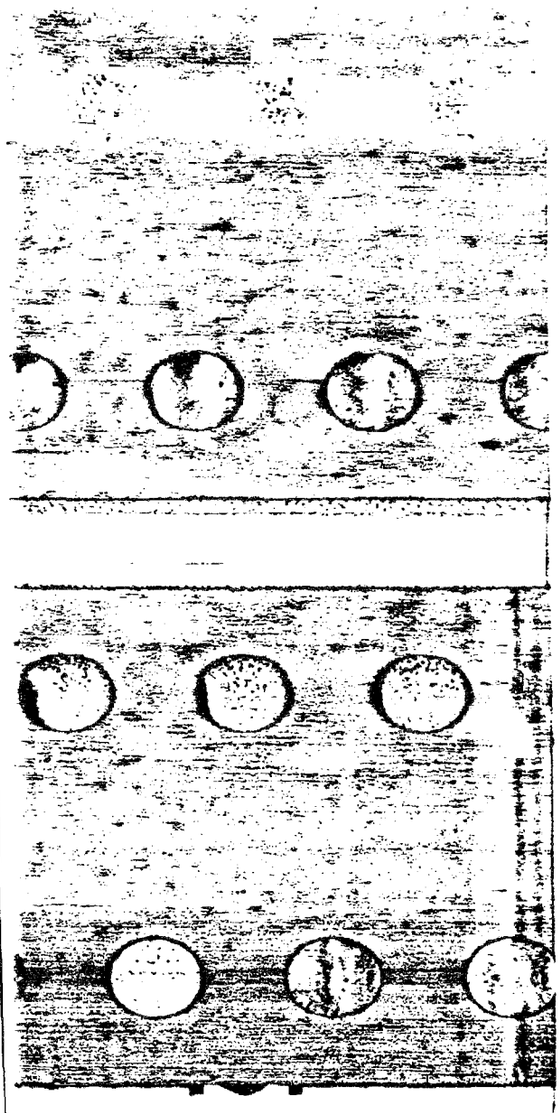
The actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,500.00

Anthony J. Giuffrida
Affiant Vice President

Karen A. Brown
Notary Public

My Commission Expires: 1-22-99

9801 09/18 0101 03CHECK 136.65



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 539

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 34500.00
				CON TX 127.65
				PRFEE 1.00
				MDEED 8.00
				TOTAL 136.65
				CHECK 136.65
			09/18/96 01	09:21 0001 9801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226482
IDENTIF. ↑ REFERENCE

96 SEP 18 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032232