33A

BOOK 10301 PG 296

STATE OF TENNESSEE

COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

AFFIANT

Subscribed and sworn to before me, this 20th day of December, 1996.

NOTARY PUBLIC MARK A. EDLMORE, JR.

My Commission Expires: 1/20/99

THIS INSTRUMENT PREPARED BY:
Maureen F. Saunders
10401 Deerwood Park Blvd.
Jacksonville, FL 32256

Address new owner as follows:
Lester C. McClain
305 Long Valley Road
Brentwood, TN 37024

Send tax bills to:
SAME

Map/Parcel/Numbers: Map 60-16 Parcel 269

**********

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **EQCC OF TN., INC.**, hereafter referred to as the "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto Lester C. McClain, hereafter referred to as the "**GRANTEE**", his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to wit,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 3 AND PART OF LOT NO. 4 OF JOYWOOD HEIGHTS, SECTION 3, OF RECORD IN PLAT BOOK 6050, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EQCC OF TN., INC. BY DEED FROM VIDA BONITA CHAPMAN, OF RECORD IN BOOK 10071, PAGE 580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY IS 2725 JONES AVENUE, NASHVILLE, TENNESSEE 37207.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

**AND**, the Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered.

**AND** the Grantor does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand on this 10th day of December, 1996.

**EQCC OF TN., INC.**

BY: _____
John C. Harris, Senior Vice President

**STATE OF FLORIDA**
**COUNTY OF DUVAL**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 10th day of December, 1996.

_____
Notary Public

My Commission Expires: June 13, 1998

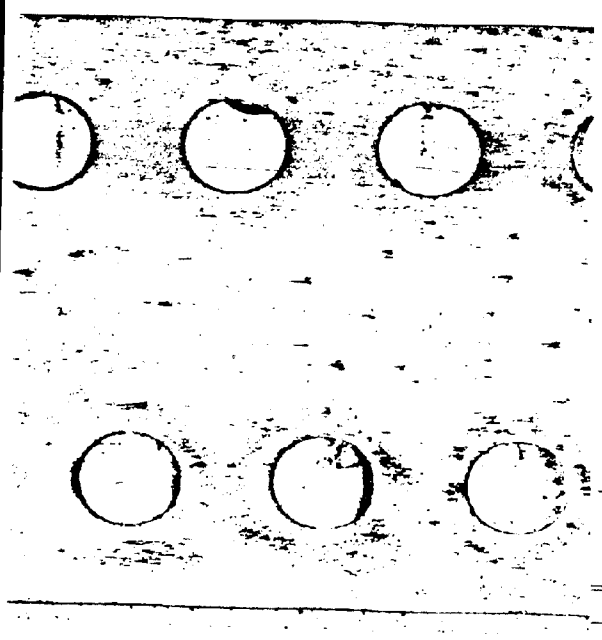
MAUREEN F. SAUNDERS
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 13, 1998
Commission No. CC 382262

02590 70
IDENTIFICATION REFERENCE

96 DEC 26 PM 3:33

DAVIDSON COUNTY, TN.

RECORDED 1010 BOOK A TAB



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10301 PG 298

| | | |
|---|---|---|
| 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 | 62000.00 |
| CON TX | 229.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 238.40 |
| CHECK | 238.40 |

12/26/96 01 15:35 0001 9314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259070
IDENTIF. ↑ REFERENCE

96 DEC 26 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

No. 1101879