2 17 30709

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5991

BOOK 10351 PG 542

MAP/GROUP/PARCEL
083-11-0/203.00

NEW OWNER'S NAME AND ADDRESS:
Richard W. Shaffer III and
Marilyn Shaffer
118 Doral Lane
Hendersonville TN 37075

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

SEND TAX BILLS TO:
New Owner

SPECIAL WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, The Money Store/Tennessee Inc., a California Corporation, hereinafter called Grantor, does hereby transfer and convey unto Richard W. Shaffer, III, and wife, Marilyn Shaffer, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 11B of the Zone Lot Division of Lots Nos. 7,8,9,10 and 11 of Phase 2, of Section 5, Fortland Park, of record in Book 6250, page 286, amending the Plan of record in Book 5200, page 415, 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 grantors herein by deed of record in Record Book 9667, Page 563, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees.

GRANTOR covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extend otherwise set forth herein.

Grantor further covenants and bind itself, its successors and assigns, to warranty and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

The Money Store/Tennessee Inc.

BY: Michael I. Hodge, Assistant Vice-President

97 FEB 18 AM 10:49

0273625

700B 02/18 0101 03CHECK 131-10

717 30709

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

BOOK 10351 PG 543

PERSONALLY appeared before me, the undersigned authority, Michael L. Hodge, with whom I am personally acquainted, and made oath that he as such Vice-President with full power and authority so to do executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in SACRAMENTO, CALIFORNIA, on this the 10 day of Feb, 1997.

Diane M. Halcrombe
NOTARY PUBLIC

MY COMMISSION EXPIRES:

DIANE M. HALCROMB
Comm # 1054244
NOTARY PUBLIC CALIFORNIA
Sacramento County
My Comm. Expires May 5, 1999

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $33,000.00.

Richard W. Shaffer III
AFFIANT

Sworn to and subscribed before me, this the 13th day of February 1997.

Janet L Adams
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10351 PG 544

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 33000.00
				CON TX 122.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 131.10
				CHECK 131.10
			02/18/97 01	10:51 0001 7008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273625
IDENTIFICATION REFERENCE

97 FEB 18 AM 10:49

DAVIDSON COUNTY, TN.

No. 1117464