BOOK 10474 PG 525

**SPECIAL WARRANTY DEED**

| Name and Address New Owner: | Send Tax Bills to: | Map and Parcel Nos. |
|---|---|---|
| AAron Hetrick & Julija Petrova<br>1620 Shelby Ave.<br>Nashville, TN. 37206 | Same as New Owners | Map 71-12 Parcel 36 |

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, FORD CONSUMER FINANCE COMPANY, INC. ("Grantor"), has bargained and sold, and hereby transfers and conveys to AARON HETRICK AND Julija Petrova * ("Grantee "), successors, heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

* Husband and Wife as Tenants by the entirity *

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

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 1997, All matters as shown on the Plan of Joywood, as of record in Book 9670, Page 974, Register's Office for Davidson County, Tennessee; Any restrictions which may be of record in said Register's Office.

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

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

Executed this the 19th day of May, 1997.

03107 15
IDENTIF. ➔ REFERENCE
MAIL ENV.
97 JUN -2 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7447 06/02 0101 03CHECK 198.00

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
TITLE F.E. Troncone
O.V.P.

By: _____
TITLE ~~D.K. Lowder, Asst. Secretary~~

(see next page for notary acknowledgement)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared F.E. Troncone and D.K. Lowder with whom I am personally acquainted and who upon ____ oath(s) acknowledged themselves to be the O.Vice-President and Assistant Secretary respectively of the Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that F.E. Troncone as such O.Vice-Pres. and D.K. Lowder as such Assistant Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said F.E. Troncone as such O.Vice-President, and attesting the same by the said D.K. Lowder as such Assistant Secretary.

Witness my hand and official seal at office at Irving, Texas on this the 19th day of May, 1997.

Lynnette Aschedlock
Notary Public

My Commission Expires: 11-08-00

Lynnette A. Schedlock
Notary Public, State of Texas
My Comm Expires 11/08/00

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,000.00.

FORD CONSUMER FINANCE
COMPANY, INC.

BY: _____
Affiant

Subscribed and sworn to before me
this 19th day of May, 1997.

Lynnette Aschedlock
Notary Public

My Commission Expires: 11-08-00

Lynnette A. Schedlock
Notary Public, State of Texas
My Comm Expires 11/08/00

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

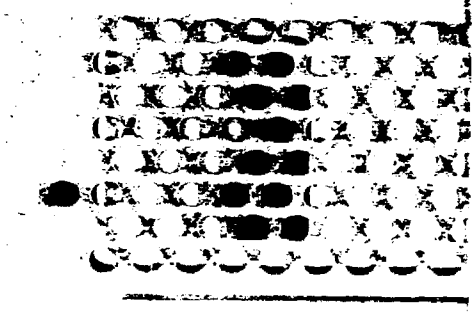
EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 67, on the Plan of Joywood, of record in Book 974, Paeg 45, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ford Consumer Finance Company, Inc., by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, of record in Book 10369, Page 963, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1818 JOY CIRCLE, NASHVILLE, TENNESSEE, 37207.

**Further being the same property conveyed to Ford Consumer Finance Company, Inc. by Deed of Correction from Robert P. Ziegler, Substitute Trustee which deed is being recorded simultanously herewith.**



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

RECEIVED OF _____

FOR _____

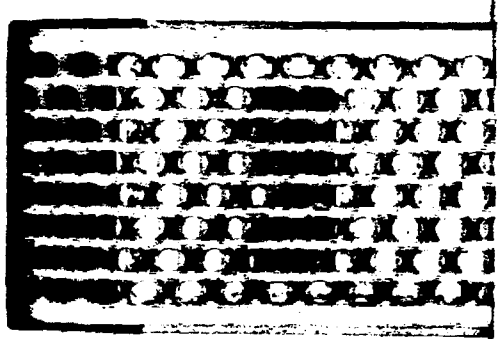
BOOK 10474 PG 528

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00
06/02/97 01 13:16 0001 7447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03107 15
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1157390