BOOK 10802 PG 119

83-01
56

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 10 day of February, 1998, between CAROL L. McKAY, single, as party of the first part, hereinafter called Grantor, and CITY FINANCE COMPANY ("City"), as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: said party of the first part for and in consideration of the release of that certain Deed of Trust in favor of City recorded March 13, 1997, in Book 10378, at Page 998 of the Register's Office for Davidson County, Tennessee, in the original amount of $47,140.68, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents grant, bargain, sell and convey unto the said Grantee the following described property:

5665 02/20 0101 03D4EDK 17.42

Certain tracts of land in Davidson County, State of Tennessee, described as follows:

LAND in said County being the westerly 50 feet of Lot 8 on the Plan of Jones and Bradford's Subdivision, of record in Book 332, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael O. McKay and wife, Carol L. McKay, by deed from Cearlie Turner Dickson, dated January 31, 1989, February 1, 1989, Book 7764, Page 121, Register's Office for Davidson County, Tennessee. MICHAEL McKAY IS CONVEYING TO CITY FINANCE WITH DEED IN BOOK 10802, PAGE 122

TO HAVE TO HOLD the said described premises together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its successors and assigns, forever. Grantor does hereby covenant with Grantee that Grantor (i) is lawfully seized in fee simple of the above described premises, (ii) has full power, authority and right to convey the same, (iii) that the premises are free and clear of all liens and encumbrances, except current property taxes and the aforesaid Deed of Trust, and (iv) she will forever warrant and defend the premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

WITNESSES

W. Scott Hughes
W. Scott Hughes (print name)

John Kendrick
JOHN L. KENDRICK (print name)

CAROL L. McKAY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

BOOK 10802 PG 120

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 10th day of February, 1998, by CAROL L. McKAY.

(SEAL)

Notary Public
My Commission Expires: May 28, 2000

This instrument prepared by:
Joseph R. Shea, Esquire
Great Western Consumer Finance Group
8900 Grand Oak Circle
Tampa, FL 33637

After recording return to:

Scott Humphries, Manager
City Finance Company
P.O. Box 1789
Madison, TN 37115

New Owner + Tax Bills
City Finance Co.
626 Gallatin Rd N.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,140.63

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 1998.

Deputy Register

MAIL ENV.

98 FEB 20 AM 10:21

IDENTIF. & REFERENCE

04028 14

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

RECEIVED OF _____

FOR _____ BOOK 10802 PG 121

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 47140.68
CON TX 174.42
PRFEE 1.00
WDEED 8.00
TOTAL 183.42
CHECK 183.42

02/20/98 01 10:19 0001 5665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 20 AM 10:21

0402814
IDENTIF. & REFERENCE

No. 1256159