BOOK 11216 PAGE 385

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of November, 1998 between EMC MORTGAGE CORPORATION, GRANTOR, and STARK ENTERPRISES, LLC.., A TENNESSEE LLC, GRANTEE(S)

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, EMC MORTGAGE CORPORATION, A DELAWARE CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto STARK ENTERPRISES, LLC.., A TENNESSEE LLC, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 321 QUEEN AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said GRANTOR hereby covenanting that said GRANTOR and its successors and assigns shall and will WARRANT AND DEFEND the title to the premises unto the said GRANTEE, its successors, heirs and assigns FOREVER against the lawful claims of all persons claiming by, through or under the GRANTOR but none other excepting, however, the general taxes for the calendar year 1998 and thereafter, and special taxes, if any, becoming a lien after the date of this deed.

WITNESS the hand and seal of GRANTOR'S duly authorized official on the day and year first above written.

EMC MORTGAGE CORPORATION
BY: Linda E. Hicks
Signature of Officer
Print Name LINDA E. HICKS
Print Title VICE PRESIDENT

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

MORTGAGE CORPORATION DELAWARE 1990 CORPORATE SEAL

0515682
IDENTIF. ↑ REFERENCE

98 NOV 23 PM 12: 25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0345 11/23 0101 03CHECK 114490

CORPORATE
STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LINDA E. HICKS, VICE PRESIDENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be VICE PRESIDENT of EMC MORTGAGE CORPORATION, the within named bargainor, a corporation, and that he/she as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as VICE PRESIDENT.

Witness my hand, at office, in TEXAS, DALLAS County, this 19th, day of November, 1998.

Patricia L. Bryer
Notary Public, State of Texas
My Comm. Expires 08-16-2002

Patricia L. Bryer
Notary Public

My Commission Expires:

Name and Address of Property Owner:

STARK ENTERPRISES, LLC.., A TENNESSEE LLC
4207 Lebanon Rd.
Hermitage, TN 37076

Property Address:

321 QUEEN AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 071-04-0, PARCEL 296.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF &CO&

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $27000, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of November, 1998.

Notary Public

My Commission Expires: 5/28/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT 'A'

Being Lot No. 4 on the Plan of Queen Avenue Resubdivision, a Resubdivision of the J.B. Haynies Oriental Plan, of record in Plat Book 6200, page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the following items of property which are located in and installed as a part of the improvements on said land: Vent/fan; carpet.

Commonly known as: 321 Queen Avenue, Nashville, TN 37207.

BEING the same property conveyed to EMC MORTGAGE CORPORATION, A DELAWARE CORPORATION, by Deed from ROBERT M. WILSON, JR., SUCC. TTEE, of record in Book 10878, page 187, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years, A LIEN, not yet due and payable (MAP 071-04-0, PARCEL 296.00).

2. All matters as set forth on the Plan of record in Plat Book 6200, page 625, said Register's Office, which plan includes a 5-FOOT x 20-foot utility anchor easement on the southeast corner of said lot.

3. All matters as set forth on the Plan of record in Plat Book 161, page 26, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 114.90
				CHECK 114.90
			11/23/98 01	12:27 0001 0345

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 23 PM 12:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0515682
IDENTIF. ↑ REFERENCE

No. 1375393