BOOK 11399 PG. 174

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 **29th** day of **January, 1999** between EMC MORTGAGE CORPORATION, GRANTOR, and **DAVID R. HASKETT, UNMARRIED, 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 Deleware **CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DAVID R. HASKETT, UNMARRIED, hereinafter referred to as GRANTEE, his/her 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 1306 BELLSHIRE TERRACE DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her 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, his/her 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 1999 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 T. 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

EMC MORTGAGE CORPORATION DELAWARE CORPORATE SEAL 1990

99 MAR 25 AM 9:01

DAVIDSON COUNTY, TN

3176 03/25 0101 03CHECK 115.60

0565430

IDENTIF. & REFERENCE

CORPORATE
STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Linda E. Hicks, with whom I am personally acquainted (or proved to me on the basis of ~~Vice President~~ 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 28th day of January, 1999.

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:

DAVID R. HASKETT, UNMARRIED
1306 BELLSHIRE TERRACE DRIVE
NASHVILLE, TN 37207

BOOK 11399 PG. 175

Property Address:

1306 BELLSHIRE TERRACE DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 041-15-0, PARCEL 073.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF~~XXXXX~~ WILSON

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 $0;**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.

Ernestine Woodard
Affiant

**$38,000.00

Sworn to and subscribed before me, a Notary Public, this 29th day of January, 1999.

Louise E. Tynes
Notary Public

LOUISE E. TYNES
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 11-A, Zone Lot Division of Lots 9 thru 13, 128 and 137, BELLSHIRE TERRACE, SECTION ONE, PHASE TWO, of record in Book 6250, page 179 amended in Book 6250, page 772, both of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to EMC Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee, of record in Book 10984, Page 902, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 6250, page 179, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the back lot line; and a 2.5-foot X 30-foot utility anchor easement on the southwest corner of said lot.

3. Restrictive Covenants recorded in Deed Book 6479, Page 764, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 155.60
CHECK 155.60
03/25/99 01 09:01 0001 3176

0565430
IDENTIF. # REFERENCE

99 MAR 25 AM 9:01

BOOK 11399 PG. 177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442257