Bk 1

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
641-048

Davidson County DEEDWARR
Recvd: 12/07/00 10:03 2pgs
Fees:11.00 Taxes:188.70
20001207-0120447

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of November, 2000, by EquiVantage, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to ~~Joe Brannam~~ ** Joe L. Brannam and wife, Brenda Brannam Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 31 on the Map of Weakley and Dodd's Subdivision of lot No. 17 of Brooklyn Plan of lots, as of record in book 57 page 124 to which plat reference is here made for a more complete description of said Lot.

Commonly known as: 121 Fern Avenue, Nashville, TN

Being the same property conveyed to EquiVantage, Inc., Grantor, by Warranty Deed from E. Ray Jones, Conservator for Elizabeth Lancaster Seiner, and Jeffrey G. Pappunn, dated February 15, 1999, recorded in Book 11402 at Page 1, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

EquiVantage, Inc.

by: _____
Robert Starnper, A Vice President

Acknowledgment

State of Maryland)
)ss.
County of Frederick)

Before me, a notary public for the State and County aforesaid, personally appeared Robert Starliper, as A. Vice President of EquiVantage, Inc., the within named bargainor, a corporation, and he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation thereto by himself.

Witness my hand and seal this 30th day of November, 2000.

Kathleen Barty Gramme
Notary Public

My commission expires: 9-01-2001

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $51,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of December, 2000.

Angela M. Lahr
Notary Public

My commission expires:

Property owner and party responsible
for payment of taxes:
Joe Brannam
121 Fern Avenue
Nashville, TN

Map No. 71/14/5.00

Return to:
Guaranty Title
2711 Murfreesboro Road #200
Antioch TN 37013