Return To:
Rudy Title
2000 Glen Echo Rd., #209
Nashville, TN 37215

This instrument prepared by
~~and after recording return to:~~

Linda S. Harris & Associates
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to ~~New Owner at:~~
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/23/01 09:27 2pgs
Fees:11.00 Taxes:358.90
20010123-0006736

Map and Parcel:
162-10-101

Address of New Owner:
Matthew S. Clemmons
608 Sue Drive
Antioch, TN 37013

****

SPECIAL WARRANTY DEED

State of Tennessee
County of Davidson

That EquiCredit Corporation of America (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by Scott Clemmons (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson** County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Brookview Estates, Section 2 as of record in Plat Book 4460, Page 163, Register's Office for said County.

Said Lot No 101 fronts 77.98 feet on the west margin of Sue Drive and extends back 132.15 feet on the south line and 125.98 feet on the north line to a line in the rear on which it measures 69.98 feet.

Being the same property conveyed to EquiCredit Corporation of America by deed from Paul N Royal, Substitute Trustee being recorded simultaneously herewith.

This conveyance is subject to any and all existing easements of Record.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 21st day of December, **2000.**

EquiCredit Corporation of America

Dorothy M. Witt

By: Dorothy M. Witt, Assistant Vice President

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dorothy M. Witt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that She is Assistant Vice President of EquiCredit Corporation of America, the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this 21st day of December, **2000.**

Maureen F. Saunders
Notary Public

My Commission Expires: 6/13/2002

Notary Public State of Florida
MAUREEN F. SAUNDERS
Commission # CC746538
Expires 6/13/2002

State of Tennessee
County of Davidson

The actual consideration or value for this property (whichever is greater) is $ 97,000.00

Sworn to and subscribed before me this 21st day of December, 2000.

Laura Graves
Notary Public

LAURA GRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/23/02

My Commisison Expires MAR. 23, 2002