02

Realty Title
48A

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:

Map: 162-7

Parcel: 114

Address of New Owner:

Jason T. Latham
108 Robert Yoest Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 12/26/01 08:07 2pgs
Fees:13.00 Taxes:280.83

20011226-0141510

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SPECIAL WARRANTY DEED

State of Florida
County of Duval

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 **Jason T. Latham and wife, Rachel L. Latham**, (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. 59 on the Plan of Bess Estates, Section II, as of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Equicredit Corporation of America by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, of record as Instrument No. 20010112-0003797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and to any and all restrictions and easements as may be 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 19 day of **October , 2001.**

Grantor: William J. Rice
Assistant Vice President

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public of said County and State, William J. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is Assistant Vice President of EquiCredit Corportation 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 19 day of **October , 2001.**

Rita K Wright
Notary Public

My Commission Expires:_____

RITA K. WRIGHT
Notary Public, State of Florida
My comm. expires July 8, 2002
Comm. No. CC 757787

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $75,900.00 .

Sworn to and subscribed before me this 19th day of December **October**, **2001.**

Robert J. Palmer
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JUNE 21, 2004

Jason T Lathan
Affiant

My Commission Expires:_____