Davidson County DEEDWARR
Recvd: 02/06/02 13:37 2pgs
Fees:13.00 Taxes:136.90
20020206-0016530

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Special Warranty Deed

Address of New Owners:
James L. Cason
122 Cumberland Shores Dr.
Gallatin, TN 37066

Mortgagee/Send Tax Bills to:
NEW OWNER

Map & Parcel
61-07-158
15DZ 2890

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

EquiCredit Corporation of America

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Cason and wife, E. Maxine Cason

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 10 on the Map of Broadmoor, Block "C", of record in Book 547, Page 161, Register's Office for Davidson County, Tennesse, and described as follows:

Being the westerly part of said Lot No. 10, fronting 77 feet on the northerly side of Maplewood Avenue and running back between lines, 150 feet on the easterly line and 153.2 feet on the westerly line, along the easterly margin of Patapsco Street, to a dead line in the rear, measuring 47.1 feet thereon, save and except a small triangle taken out of the southwest corner of said lot for the curve at the intersection of Maplewood Avenue and Patapsco Street.

Being the same property conveyed to EquiCredit Corporation of America by Substitute Trustee's Deed of record in Instrument No. 20010725-0078845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 801 Maplewood Lane Nashville TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 31st DAY OF JANUARY, 2002.

EquiCredit Corporation of America

BY: Lisa Pamblanco
It's: Assistant Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

PERSONALY APPEARED BEFORE ME, LISA PAMBLANCO IN HIS/HER CAPACITY AS*WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE VICE-PRESIDENT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER. *VICE-PRESIDENT

WITNESS MY HAND, AT OFFICE THIS 31st DAY OF JANUARY, 2002.

Notary Public State of Florida
MAUREEN E. SAUNDERS
Commission # CC748538
Expires 6/13/2002

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON January 30, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

31-Jan-02 01:20P