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

Map: 162-5

Parcel: 269

Address of New Owner:

First Choice Investments, Inc.
P.O. Box 148515
Nashville, Tn 37214

Davidson County DEEDWARR
Recvd: 02/21/02 08:27 2pgs
Fees:13.00 Taxes:312.65

20020221-0021955

****

SPECIAL WARRANTY DEED

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 **First Choice Investments, Inc.**, (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"):

Being Lot No. 146 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate 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. 20011016-0112425, 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.

This is imporved property which bears the address of: 308 Eulala Court, Nashville, Tenn. 37211

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 13th day of **February**, **2002**.

Equicredit Corporation of America

By: Lisa Pamblanco

Title: Lisa Pamblanco, Asst. Vice President

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public of said County and State, Lisa Pamblanco, 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 Asst. 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 13th day of **February**, **2002**.

Notary Public

My Commission Expires:

Notary Public State of Florida
MAUREEN F. SAUNDERS
Commission # DD [illegible]
Expires 6/13/2002

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $84,500.00.

Sworn to and subscribed before me this 14th day of **February**, **2002**.

Notary Public

Affiant

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Feb. 2002

Brandi Weeks
Deputy Register