27A
106 1

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: 106-13

Parcel: 154

Address of New Owner:

L & L Property
P. O. Box 263
Brentwood, Tenn. 37027

Davidson County DEEDWARR
Recvd: 02/25/02 08:14 2pgs
Fees:13.00 Taxes:180.93
20020225-0023369

****

SPECIAL WARRANTY DEED

That **Equicredit Corporation of Tennessee, Inc.** (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 **L & L Property**, (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 the south part of Lot No. 75 on the Map of Sadler Place, as of record in Plat Book 332, page 31, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sadler Avenue at the corner of Lots Nos. 75 and 76, thence with the easterly margin of said Avenue northwardly 110 feet to a point, being 50 feet south from the southerly margin of Transportation Street; thence southeastwardly 178.4 feet, more or less, to an alley, said point being 30 feet south of the southerly margin of Transportation Street, thence southwardly with said alley 38.5 feet to the corner of Lot Nos. 75 and 76; thence with the line between said two lots westwardly 165 feet to the point of beginning.

Being the same property conveyed to Equicredit Corporation of Tennessee, Inc. by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, of record as Instrument No. 20010801-0081472, 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 improved property which bears the address of: 2108 Sadler Avenue, 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

19-FEB-02 11:06A

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 **February**, **2002.**

Equicredit Corporation of Tennessee, Inc.

By: Murray Puckett

Murray Puckett

Title: Sr. Vice President

State of Florida
County of Duval

Personally appeared before me, the undersigned, a Notary Public of said County and State, Murray Puckett, 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 ____ Sr. Vice President of **Equicredit Corporation of Tennessee, Inc.**, 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 **February**, **2002.**

Notary Public

My Commission Expires: [illegible]

State of Tennessee

County of Williamson

The actual consideration or value for this property (whichever is greater) is $48,900.00 .

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

Notary Public

Affiant

My Commission Expires: 3-27-04

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FEB.19.2002 11:06AM LINDA HARRIS ATTORNEY NO.786 P.2