27A
1 of 2

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: 108-8

Parcel: 199

Address of New Owner:

Jay R. Wilfong
103 Horseshoe Ct
Mt. Juliet, Tn 37122

Davidson County DEEDWARR
Recvd: 03/04/02 08:40 2pgs
Fees:13.00 Taxes:160.95
20020304-0026440

****

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 **Jay R. Wilfong**, (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"):

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being the northerly part of Lot No. 25, Zone Lot Division Lots 22-28 and Lots 68-73 on the Plan of East Lake Subdivision, of record in Plat Book 5200 at page 342, as amended in Book 5800, page 151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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. 20010725-0078850, 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: 3144 East Lake Drive, Nashville, Tennessee 37214

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 27th 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 he 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**, the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this 27th day of **February**, **2002.**

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

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $43,500.00.

Sworn to and subscribed before me this 27th day of **February**, **2002.**

Notary Public

Affiant

My Commission Expires: 10/25/03

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.