Davidson County DEEDWARR
Recvd: 03/14/02 09:06 2pgs
Fees:13.00 Taxes:310.80

20020314-0032147

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

Special Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Charles Florek	NEW OWNER	83-2-260
8006 Pinnacle Ct.		27W 04810
Goodlettsville, TN 37072		

****

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

Charles Florek, a married man **

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:

Land in the Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the unrecorded plan of a resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville of record in Book 23, Page 9, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed by WB Sneed and wife, to ER Civils Jr by Deed recorded in Book 766, Page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the easterly line of the HA Howe property, thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same, southwardly 60.0 feet to the beginning.

** Charles Florek aka Charles C. Florek

Being the same property conveyed to EquiCredit Corporation of America by Substitute Trustee's Deed of record in Instrument No. 20020124-0010370, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 405 Scott Ave. Nashville TN 37206.

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 5th DAY OF March, 2002.

EquiCredit Corporation of America

BY: Murray Puckett

It's: Murray Puckett, Sr. Vice President

EQUICREDIT CORPORATION OF AMERICA SEAL DELAWARE

STATE OF FLORIDA
COUNTY OF DUVAL

PERSONALY APPEARED BEFORE ME, Murray Puckett **, IN HIS/HER CAPACITY AS** Sr. Vice President **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** Sr. Vice President **OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.**

WITNESS MY HAND, AT OFFICE THIS 5th **DAY OF** ~~FEBRUARY~~ March**, 2002.**

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

Maur F Saunders
Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Linda McClure
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON February 28, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

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