Davidson County DEEDWARR
Recvd: 05/14/04 13:05 2pgs
Fees:13.00 Taxes:66.60
20040514-0056901

This Instrument Prepared by:
David W. McMackin
215 Ward Circle, Suite 104
Brentwood, N 37027

Name and Address of Owners:	Person Responsible for Payment of Taxes:	Map & Parcel No.
Leland D. Watts 96 Claiborne St Nashville, TN 37210	Same	93-16-36

Special Warranty Deed

For and in consideration, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

COMMUNITY CHOICE FINANCIAL SERVICES, INC.

(herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto

LELAND D. WATTS

(herein called "Grantee"), the real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being 30 feet of Lot No. 194 in Murray and Claiborne's Addition, a plan of which is of record in Book 21, pages 84 and 85, Register's Office of Davidson County, Tennessee. Said part of Lot No. 194 beginning on the western margin of Claiborne Street at the southeast corner of Lot No. 195 in said addition and running with said Claiborne Street 30 feet; thence west 165 feet to an alley; thence north 30 feet with said alley to the southwest corner of Lot No. 195; thence east 165 feet to the beginning.

Tract II: Being Lot No. 193 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, pages 84 and 85, Register's Office for Davidson County, Tennessee. Said Lot No. 193 front 35 feet on the westerly side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Community Choice Financial Services, Inc., by Trustee's Deed, from D. W. McMackin, Substitute Trustee, dated February 6, 2004, of record as Instrument No. 20040206-0014727, Register's Office, White County, Tennessee.

This is improved property located at 96-98 Claiborne Street, Nashville, Tennessee 37210.

The above legal description is identical to the legal description in the previous deed of record.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their successors and assigns forever. The Grantor covenants that it is seized and possessed of the above-described property, and has the right to convey it, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER

DEFEND all and singular the Subject Property unto the Grantees, their successors and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

In Witness Whereof, the Grantor has caused this deed to be executed by its duly authorized officer this 30th day of March, 2004.

COMMUNITY CHOICE FINANCIAL SERVICES, INC.

By: _____
John Bruno, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared John Bruno, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be President of Community Choice Financial Services, Inc., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation, by himself as President.

In witness hereof, I have hereunto set my hand and seal this 30th day of March, 2004.

D. LAWSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires:
SEPTEMBER 30, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,000.00.

_____
Affiant

Sworn to and subscribed before me this
30th day of March, 2004.

_____
Notary Public
My Commission expires:_____

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
AUGUST 25, 2005