BOOK 7480 PAGE 152

File in Box # 4
#88-2-18

IDENTIFICATION REFERENCE
MAR 1 10 37 AM '88
DAVIDSON COUNTY, TN
FELIX A. WILKINSON, JR.
0875.4

1300 0021 0101 03CHECK 232.26

GENERAL WARRANTY DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

That Colwell Financial Corporation, a Texas corporation, having its principal place of business at c/o Murray Savings Association, 5550 LBJ Freeway, Suite 900, Dallas, Texas 75420, County of Dallas, as grantor (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, as set forth on EXHIBIT A attached hereto, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey unto Southmark Mortgage Corporation of America, a Nevada corporation, having its principal place of business at 6800 West Loop South, Bellaire, Texas 77096, County of Harris, as grantee, (hereinafter "Grantee"), all of the following described real property situated, lying and being in Davidson County, Tennessee, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR DESCRIPTION,

TO HAVE AND TO HOLD the above-described premises, subject to those matters described on EXHIBIT B attached hereto, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and along with all those supplies, furniture, articles of personal property, both tangible and intangible, and other items owned by Grantor, its successors and assigns, and located on or used exclusively or primarily in connection with the above-described premises; and it does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as set forth on Exhibit B and except that ASSIGNORS MAKE NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING ANY ASPECT

055GPLCX/027A01

64,67

OF THE PERSONAL PROPERTY BEING CONVEYED HEREBY, AND ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO SUCH PERSONAL PROPERTY IS EXPRESSLY DISCLAIMED, EXCEPT AS EXPRESSLY SET FORTH HEREIN. ASSIGNEE TAKES THE PERSONAL PROPERTY AS IS AND WITH ALL FAULTS.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 31st day of December, 1987.

Signed, sealed and delivered
in the presence of:

Name: Clayton B. Burton, Jr.

Name: Gerald P. Lance

COLWELL FINANCIAL CORPORATION

By: David J. Ruml
Name: David J. Ruml
Its: President

Attest:
Name: Mary Lynn Gentry
Its: Assistant Secretary

[CORPORATE SEAL]

055GPLCX/027A01

STATE OF TEXAS

COUNTY OF HARRIS

On this 3rd day of January, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David J. Ruml, personally known to me or proved to me on the basis of satisfactory evidence to be the President, and Mary Lynn Gentry, personally known to me or proved to me on the basis of satisfactory evidence to be the Assistant Secretary of the corporation that executed the within instrument, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of the corporation therein named and in the capacities stated, and acknowledged to me that such corporation executed the within instrument for the purposes therein expressed, as the free and voluntary act and deed of such corporation, and pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and seal of office:

PATRICIA ANN BARTLEY
Notary Public in and for the State of Texas
My Commission Expires [illegible]

Patricia Ann Bartley

Name: Patricia A. Bartley

Notary Public
Address: 3000 One Shell Plaza
Houston, Texas 77002

My Commission Expires: 3/25/89

This instrument was prepared in the Law Offices of Trotter, Smith & Jacobs, 2400 Gaslight Tower, 235 Peachtree Street, Atlanta, Georgia 30303.

Please return original to Clayton B. Burton, Jr., Trotter, Smith & Jacobs, 2400 Gaslight Tower, 235 Peachtree Street, Atlanta, Georgia 30303.

Mail tax notices to:

Southmark Mortgage Corporation of America
REO Manager
6800 West Loop South
Bellaire, Texas 77096

EXHIBIT A

BEING LOT NO. 22 ON THE PLAN OF SHARPE AND CRUTCHER'S ADDITION TO NASHVILLE AS OF RECORD IN BOOK 57, PAGE 82, SAID REGISTER'S OFFICE.

SAID LOT NO. 22 FRONTS 50 FEET ON THE WESTERLY SIDE OF NORTH 5TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

Purchase Price = $18,700.00

EXHIBIT A

BEING LOT NUMBER 65 ON THE PLAN OF GREENWOOD HILLS, SECTION THREE, OF RECORD IN PLAT BOOK 5050, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 65 FRONTS 69.0 FEET ON THE NORTHERLY MARGIN OF SCOTTWOOD DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 145.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY DEED TO JAMES T. WARE, UNMARRIED, WHICH INSTRUMENT IS OF RECORD IN BOOK 6861, PAGE 543, REGISTER'S OFFICE FOR SAID COUNTY.

Purchase Price = $55,474.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $55,474.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SOUTHMARK MORTGAGE CORPORATION OF AMERICA

Joseph C. Taber

Affiant

By: Joseph C. Taber, President

Subscribed and sworn to before me this 3rd day of January, 1988

Patricia Ann Bartley

NOTARY PUBLIC

My commission expires: 3/25/89

Notary Public in and for the State of Texas
My Commission Expires March 25, 1989

PROPERTY ADDRESS:

4016 Scottwood
Nashville, Tennessee 37211

MAP 134-9
PARCEL 7

STATE OF TE

BOOK 7480 PAGE 158

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $18,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SOUTHMARK MORTGAGE CORPORATION OF AMERICA

Affiant

By: Joseph C. Taber, President

Subscribed and sworn to before me this

3rd day of January, 1988

Patricia Ann Bartley

NOTARY PUBLIC

My commission expires: 3/25/89

PATRICIA ANN BARTLEY
Notary Public in and for the State of Texas
My Commission Expires March [illegible], 1989

STATE OF TEXAS

PROPERTY ADDRESS:

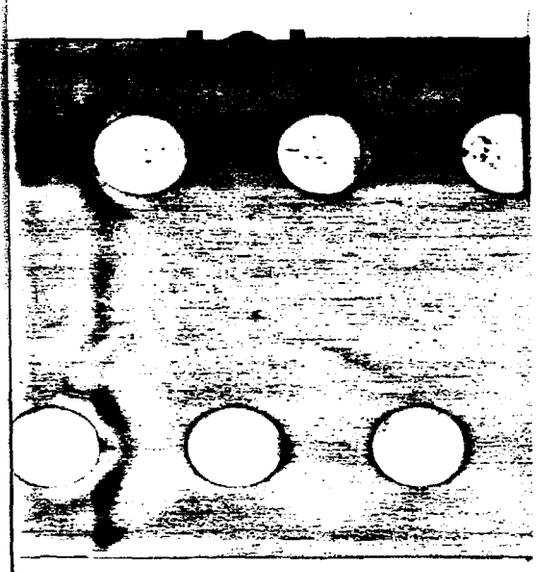
912N 5th Street
Nashville, Tennessee 37206

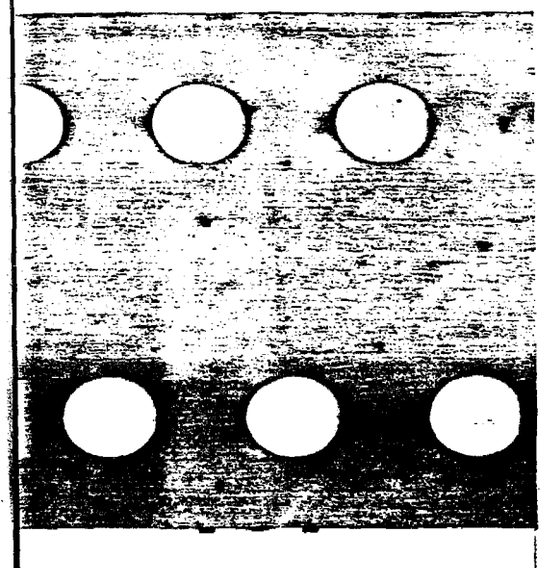
MAP 82-3
PARCEL 483

EXHIBIT B

[Permitted Encumbraces]

Subject to all matters of record relevant and enforceable against the property.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 160

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 55474.00
				CON TX 155.40
				CAMT 18700.00
				CON TX 52.36
				PRFEE 0.50
				WDEED 24.00
				TOTAL 232.26
				CHECK 232.26
03/01/88		01		10:39 0001 1308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.5.4.

IDENTIFICATION REFERENCE

MAR 1 10 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66017