This instrument prepared by:
Roy C. DeSha, Jr., Attorney at Law
Suite 1502 Parkway Towers
404 James Robertson Parkway
Nashville, TN 37219

AUG 2 10 47 AM '88

54858

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF _____)

2670 38/02 0101 03D-FCD 4P:AD

BOOK 7615 PAGE 596

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00.

G. L. Waynick
Affiant

Subscribed and sworn to before me this 2nd day of August, 1988.

W. W. Williamson Dep. Reg.
Notary Public

My Commission Expires: _____

Address New Owner:	Send Tax Bills To:	Map/Parcel
G. L. WAYNICK 506 Woodland Ct Mt. Juliet, Tenn 37122	SAME	71-16-280.00

mail

FOR AND IN CONSIDERATION OF THE SUM OF THIRTEEN THOUSAND DOLLARS ($13,000.00) cash in hand paid by G. L. WAYNICK, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, USA FINANCIAL SERVICES, INC., a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto the said G. L. WAYNICK certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 348 and the northerly 20 feet of Lot No. 349 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 348 and the northerly part of Lot No. 349 front together 50 feet on the westerly side of North 9th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed by Substitute Trustee's Deed of Roy C. DeSha, Jr. to USA Financial Services, Inc., of record in Book 7585, page 236, Register's Office of Davidson County, Tennessee.

This is improved property known as 1214 Montgomery Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 25th day of July, 1988.

USA FINANCIAL SERVICES, INC.

By: C.D. Dawson
Its: Regional Vice President

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

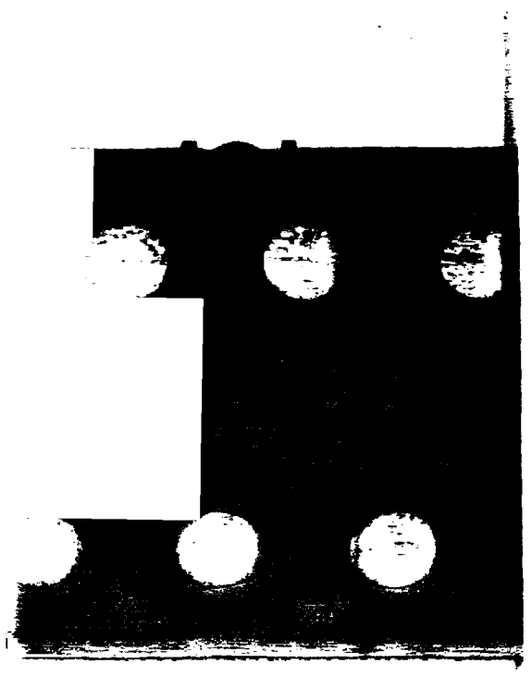
BOOK 7615 PAGE 597

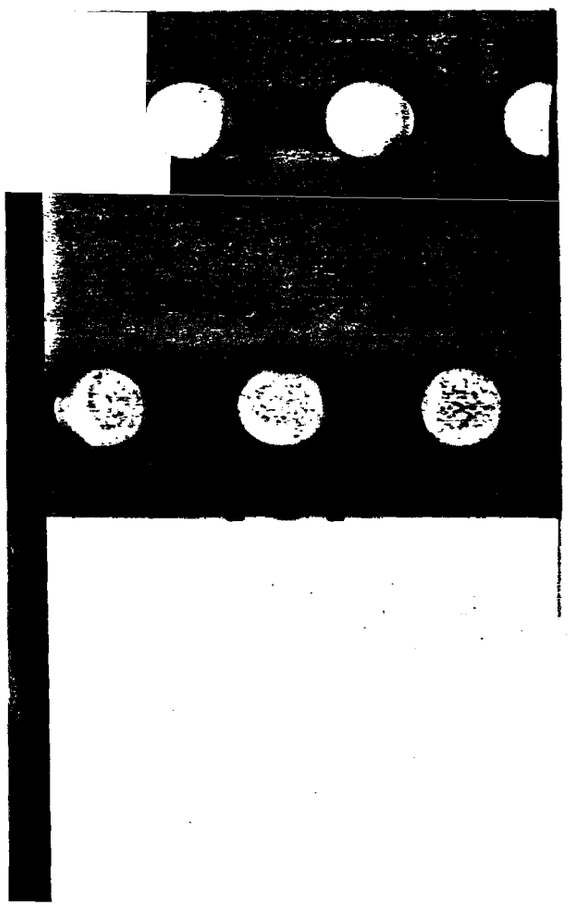
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared C.D. Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of USA Financial Services, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1988.

Notary Public

My Commission Expires: 1-21-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 598

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 13000.00
				CON TX 42.90
				PRFEE 0.50
				WDEED 6.00
				TOTAL 49.40
				CHECK 49.40
08/02/88		01		10:51 0001 2670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54858

IDENTIFICATION REFERENCE

AUG 2 10 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119272