1 of 2

This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 2909, The Tower Atop Stouffer
611 Commerce Street
Nashville, TN 37203

BOOK 7751 PAGE 152

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00 .

Affiant Jere B Holt III

Subscribed and sworn to before me this 12th day of JANUARY, 1989.

Notary Public

My Commission Expires: 3-3-92

NOTARY PUBLIC

Address New Owner:
Jere B. Holt, III
2816 Lakeland Drive
Nashville, TN 37214

Send Tax Bills To:
SAME

Map/Parcel
106-4-3.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by Jere B. Holt, III, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Avco Financial Services, of Tennessee, Inc., a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto the said Jere B. Holt, III certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Parklawn Estates, as of record in Book 3106, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 70 feet on the west side of Marwood Court and extends back 265.5 feet on the north line and 264.4 feet on the south line, to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to AVCO FINANCIAL SERVICES OF TENNESSEE, INC. by Substitute Trustee's deed from ROY C. DeSHA, JR., Substitute Trustee of record in Book 7699, page 843, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Robert F. Byers and wife, Vicki L. Byers by deed from Sam F. Foutch, unmarried, as of record in Book 5378, page 943, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, setback lines, and restrictive covenants that affect said premises.

THIS is improved property known as 411 Marwood Court, Nashville, Tennessee 37210.

Together with all rights, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; real estate taxes for the year 1988 and subsequent years; special taxes or assessments for improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, this 3rd day of January, 1989.

AVCO FINANCIAL SERVICES
OF TENNESSEE, INC.

By: Barbara Stafford

Its: Barbara Stafford, Assistant Vice President

CORPORATE SEAL

STATE OF California)
) ss:
COUNTY OF Orange)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Stafford 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 Asst. Vice President of Avco Financial Services, of Tennessee, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Vice President.

Witness my hand and official seal this 3rd day of January, 1989.

Theresa L. Johnston

Notary Public

My Commission Expires: September 18, 1992

OFFICIAL SEAL
THERESA L. JOHNSON
Notary Public - California
ORANGE COUNTY
My Commission Expires Sept. 18, 1992

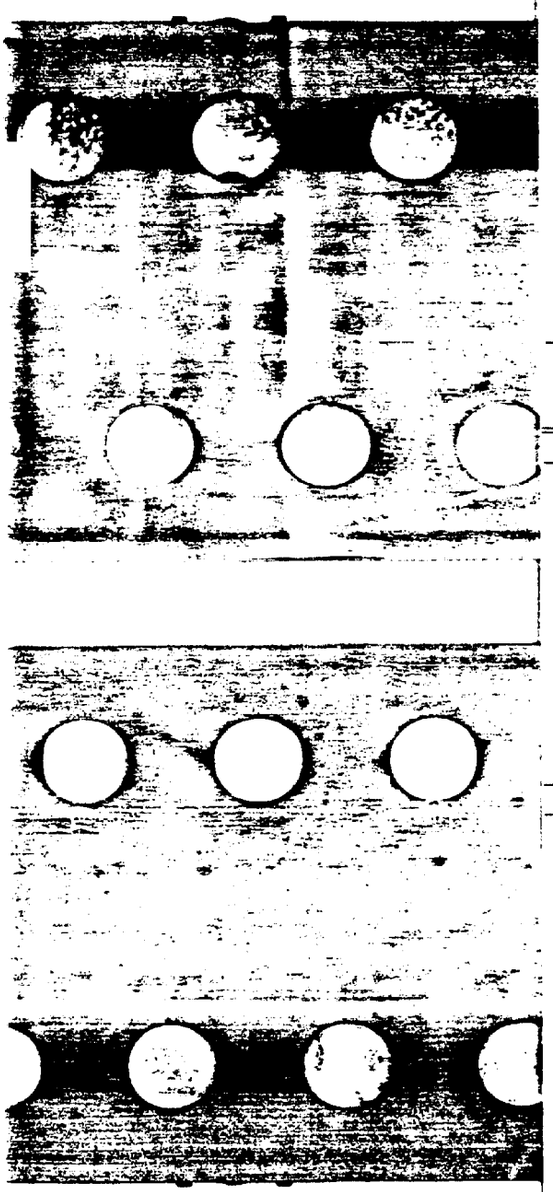
01349

IDENTIFICATION REFERENCE

JAN 13 10 17 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6057 01/13 0101 03CHECK 145.10



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

RECEIVED OF _____

FOR _____

BOOK 7751 PAGE 154

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42000.00
CON TX 138.60
PRFEE 0.50
WDEED 6.00
TOTAL 145.10
CHECK 145.10

01/13/89 01 10:18 0001 6057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01349

IDENTIFI REFERENC

JAN 13 10 17 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172717