ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard M. Russell (NAME)	United Companies Mort. (NAME)	
1005 Stainback Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1396 (STREET ADDRESS)	82-3-350
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Madison, TN 37116 (CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

For and in consideration of the sum of FORTY-ONE THOUSAND ($41,000.00) and no/100's ---------- DOLLARS

FORD MOTOR CREDIT COMPANY

6793 01/17 0101 03CHECK 147.80

have bargained and sold, and by these presents do transfer and convey unto the said Richard M. RUssell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 74 and the northerly one-half of Lot No. 75 on the Planof Sharpe & Horn's First Addition to Northeast Nashville as of record in Book 57 page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 and part of Lot No. 75 adjoin and front together 75 feet ono the easterly margin of Stainback Avenue, and run back between parallel lines 153 feet to an alley.

Being the same property conveyed to Ford Motor Credit Company by deed of record in Book 7476, page 691, Register's office for said county.

01939

Jan 17 3 00 PM '89

unimproved ( )

This is improved ( ) property, known as 1005 Stainback Ave. (House Number) (Street)

Nashville , TN 37207-5719

(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, [redacted] claiming by, through and under us and against none others.

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 our hands this 17th day of January, 19 89.

FORD MOTOR CREDIT COMPANY

by: D. J. Rainert, Regional Manager

BOOK 7752 PAGE 927

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, JOAN E. CORSI, a Notary Public in and for said County and State, the within named D. J. REINERT, REGIONAL MANAGER

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposed therein contained.

Witness my hand and official seal at DEARBORN, MICHIGAN, this 11th day of January, 19 89.

My commission expires JOAN E. CORSI Notary Public, Wayne County, Michigan Notary Public
My Commission Expires June 23, 1990

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Richard M. Russell

Sworn to and subscribed before me
this 4th day of January, 19 89.
My commission expires 11/5/90 Notary Public Jennie D Hawkins

This instrument was prepared by:

Ingram & Lowe Attorneys, 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

CERTIFICATE OF ASSISTANT SECRETARY BOOK 7752 PAGE 928

I, S. B. Szuba, Assistant Secretary of Ford Motor Credit Company, a Delaware corporation (the "Company"), do hereby certify as follows:

(1) At a meeting held on April 6, 1978, the Board of Directors of the Company delegated to the Chairman of the Board and each other officer of the Company authority to execute and deliver, in the name and on behalf of the Company and under its corporate seal or otherwise, any agreement or other instrument or document in connection with any matter or transaction that shall have been duly approved. The authorizing resolutions also authorize the Chairman of the Board to delegate his authority.

(2) Pursuant to the foregoing authorization and subsequent redelegation dated May 10, 1988, authority has been redelegated to the Consumer Loan Operations Manager and to each Regional Manager to execute and deliver any agreement or instrument or other document for acquiring or disposing of real property in connection with the liquidation or collection of Consumer Loan Financing receivables and is authorized to redelegate authority to execute and deliver documents for individual transactions.

(3) The sale of property located at see "EXHIBIT A" attached has been duly approved.

(4) On the date hereof, the following are the Consumer Loan Operations Manager and the Regional Managers of the Company and their specimen signatures are set forth opposite their respective names:

Position	Name	Signature
Consumer Loan Operations Manager	J. T. Noone	
Regional Manager	L. R. Breeden	
Regional Manager	D. J. Reinert	

(5) The delegations of authority referred to in paragraphs (1) and (2) hereof and the redelegation of authority referred to in paragraph (2) are in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Company on this 11th day of January, 1989.

S. B. Szuba, Assistant Secretary

State of Michigan)
) ss.
County of Wayne)

On this 11th day of January, 1989, before me personally appeared S. B. Szuba, to me known, who being by me sworn, did say that he is an Assistant Secretary of Ford Motor Credit Company, the Company named in and which executed the within instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said Company by authority of its Board of Directors; and said S. B. Szuba acknowledged said instrument to be the free act and deed of said Company.

JOAN E. CORSI
Notary Public, Wayne County, Michigan
My Commission Expires June 23, 1990

Notary Public, Wayne County, Michigan
My Commission Expires:
JOAN E. CORSI

/mjd

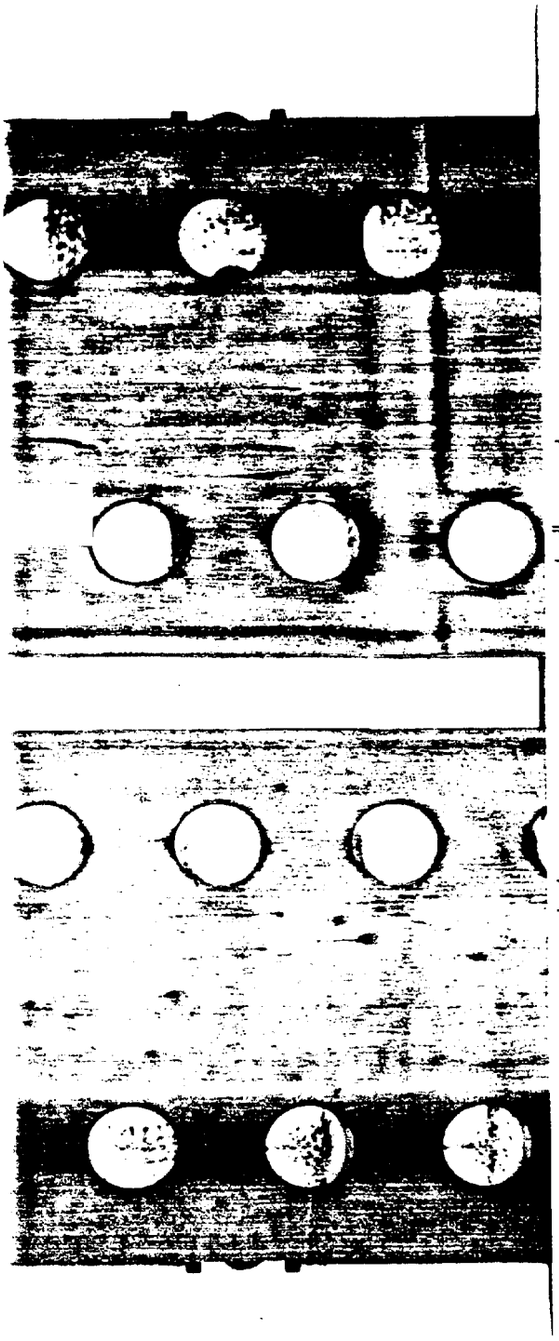
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THE BEST POSSIBLE OBTAINABLE AT TIME OF FILMING

"EXHIBIT A"

County, State of Tennessee, described as follows: Being Lot No. 74 and the northerly one-half of Lot No. 75 on the Planof Sharpe & Horn's First Addition to Northeast Nashville as of record in Book 57 page 152, Register's Office for Davidson County, Tennessee.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 930

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 41000.00
CON TX 135.30
PRFEE 0.50
WDEED 12.00
TOTAL 147.80
CHECK 147.80

01/17/89 01 15:01 0001 6793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01939

IDENTIFICATION REFERENCE

Jan 17 3 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173445