Box 51

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

BOOK 7800 PAGE 320

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,001.06.

Mark P. McCullough Asst Mgr.
Affiant

Subscribed and sworn to before me this 17th day of March, 1989.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Johnny Burroughs 2409 Lloyd Avenue Nashville, TN 37218	Same	70-9-34.01

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid by Johnny Burroughs and wife, Linda Burroughs; and Larry Joe Burroughs and wife, Gina Burroughs, and other good and valuable consideration, the receipt and sufficiency 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 Johnny Burroughs and wife, Linda Burroughs, a one-half (1/2) undivided interest and unto Larry Joe Burroughs and wife, Gina Burroughs, a one-half (1/2) undivided interest, in and to certain real estate in Davidson County, Tennessee, described as follows:

LOCATED in the 13th District of said County, being Parcel "D" of the C. W. Burns division of Lot No. 10 and 11 of the H. E. Simpkins Division of the Curtis Lands, of record in Plat Book 547, Page 38, Register's Office of Davidson County, Tennessee. Said Lot beginning at a point in the center of Lincoln Avenue, 381 feet from the center of Lloyd Avenue; thence N 32 deg. E. 127.4 feet to a point in Mayberry's south line; thence S. 87 deg. W. 47.5 feet to a point in Mayberry's corner; thence N. 32 deg. E. 99.8 feet to a stake; thence N. 58 deg. W. 35 feet to a stake, N.E. corner of Parcel "C" of said sub-division; thence S. 32 deg. W. 200 feet to a point in the center of Lincoln Avenue; thence with the center of Lincoln Avenue, S. 58 deg. E. 74 feet to the beginning.

BEING the same property conveyed to USA Financial Services, Inc., a Tennessee Corporation, by Quitclaim Deed from Mary E. Wright Dickerson, of record in Book 7789, Page 252, Register's Office of Davidson County, Tennessee.

This is improved property, known as 3229 Lincoln Avenue, Nashville, Tennessee 37218.

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 1989, 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 17th day of March, 1989.

USA FINANCIAL SERVICES, INC.,
A TENNESSEE CORPORATION

By: _____
Its: Secretary / Treasurer

STATE OF ILLINOIS)
) ss:
COUNTY OF PEORIA)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DONALD R. LOTTON, 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 Secretary of USA Financial Services, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such Secretary, 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 Secretary.

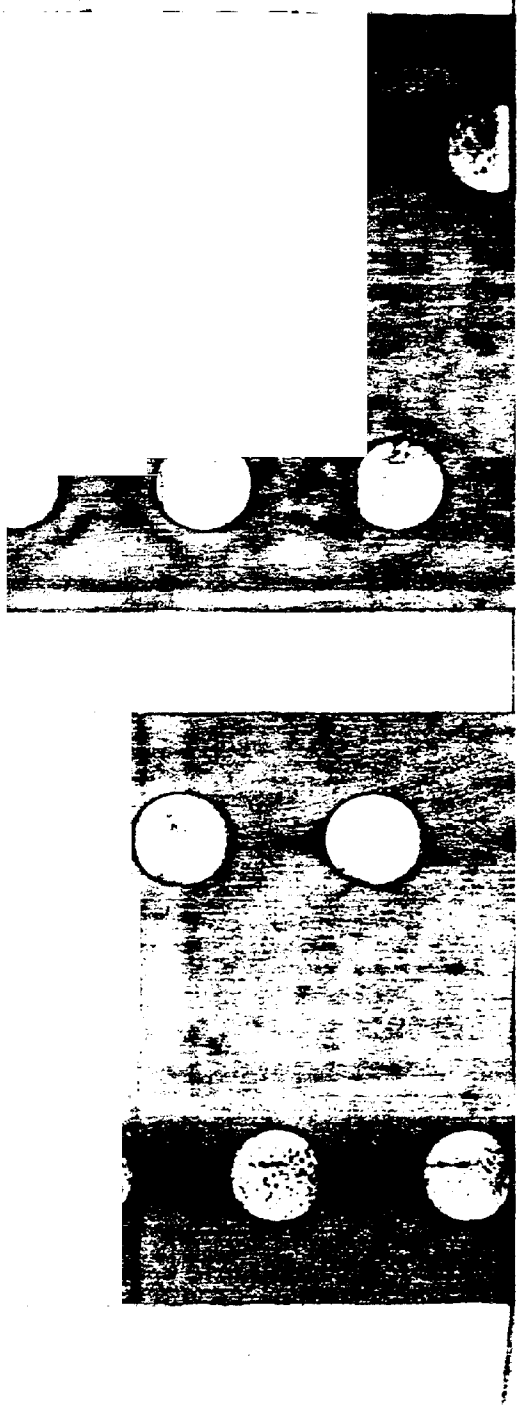
Witness my hand and official seal this 17th day of March, 1989.

Katherine L Huthmann
Notary Public
My Commission Expires: 2/14/93

OFFICIAL SEAL
KATHERINE L. HUTHMANN
NOTARY PUBLIC, STATE OF ILLINOIS
PEORIA COUNTY
MY COMMISSION EXPIRES 2/14/93

19062

MAR 24 10 44 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7800 PAGE 322

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	30001.06
CON TX	99.00
PRFEE	0.50
MISC	6.00
TOTAL	105.50
CHECK	105.50

03/24/89 01 10:47 0001 8741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19062

IDENTIFICATION REFERENCE

MAR 24 10 44 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 193231