Bk 1

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

BOOK 7854 PAGE 255

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00.

Victor C. Tyler
Affiant

Subscribed and sworn to before me this 31st day of May, 1989.

Notary Public
My Commission Expires: 3-11-93

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Victor C. Tyler 211 New Brick Church Pike Goodlettsville, TN 37072	SAME	81-10-238.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid by **VICTOR C. TYLER**, 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 Victor C. Tyler, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots No. 383 and 384 on the plan of J.M.T. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.
>
> Said Lots Nos. 383 and 384 front 63 feet each on the northerly side of Osage Street and run back between lines 150 feet to an alley, said Lot No. 383 running back with the westerly margin of 23rd Avenue North.
>
> Being the same property conveyed to USA Financial Services, Inc., a Tennessee Corporation, by Trustee's Deed from Roy C. DeSha, Jr., Trustee, as recorded in Book 7792, page 295, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 2300 Osage Street, Nashville, Tennessee 37208.

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 Findings of Fact and Order of Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 7727, page 412, Register's Office for Davidson County, Tennessee.

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 15th day of May, 1989.

USA FINANCIAL SERVICES, INC.,
A TENNESSEE CORPORATION

By: Daniel P. Knapp
Its: Regional Vice President

STATE OF Indiana)
) ss:
COUNTY OF Porter)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel P. Knapp 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 V/President of USA Financial Services, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such V/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 V/President.

Witness my hand and official seal this 15 day of May, 1989.

NOTARY PUBLIC STATE OF INDIANA

Notary Public
My Commission Expires: 11-92

JUN 1 12 23 PM '89

37520

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 257

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 14000.00
CON TX 46.20
PRFEE 0.50
WDEED 6.00
TOTAL 52.70
CHECK 52.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/01/89 01 12:27 0001 0655

375 20

JUN 1 12 23 PM '89

No. 215034