RETURN TO:
Priority Escrow Services, Inc.
50 Century Blvd., Suite 120
Nashville, TN 37214

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

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5 3- 37.7 0.01 03CHECK 160.10

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00.

Sherie McCullar
Affiant

Subscribed and sworn to before me this 11th day of July, 1989.

Notary Public

My Commission Expires: May 8, 1991

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Nikita S. Baskerville 3309 Hawkwood Lane Nashville, TN 37207	Sovran Mortgage Corp. P.O. Box 121999 Nashville, TN 37212-1999	70-9-34.01

FOR AND IN CONSIDERATION OF THE SUM OF Forty-Seven Thousand Dollars ($47,000.00)cash in hand paid by **NIKITA S. BASKERVILLE,** and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **AVCO FINANCIAL SERVICES OF TENNESSEE, INC.** has this day bargained and sold and does hereby transfer and convey unto the said Nikita S. Baskerville, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 609 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for said County.

Said Lot No. 609 fronts 86.79 feet on the westerly side of Hawkwood Lane and runs back between lines 117.7 feet on the northerly line and 124.4 feet on the southerly line to a dead line in the rear on which it measures 79.4 feet.

Being the same property conveyed to Avco Financial Services of Tennessee, Inc. by Substitute Trustee's Deed from Roy C. DeSha, Jr., of record at Book 7772, page 99, Register's Office of Davidson County, Tennessee.

This is improved property known as 3309 Hawkwood Lane, Nashville, TN 37207.

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 14 day of June, 1989.

AVCO FINANCIAL SERVICES
OF TENNESSEE, INC.

By: Barbara Stafford
Its: Barbara Stafford, Asst. Vice President

STATE OF ~~TENNESSEE~~ 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 Pres. of Avco Financial Services of Tennessee, Inc., the within named bargainor, a corporation, and that he as such Asst. 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 Asst. Vice Pres..

Witness my hand and official seal this 14 day of June, 1989.

Notary Public

My Commission Expires: September 18, 1992

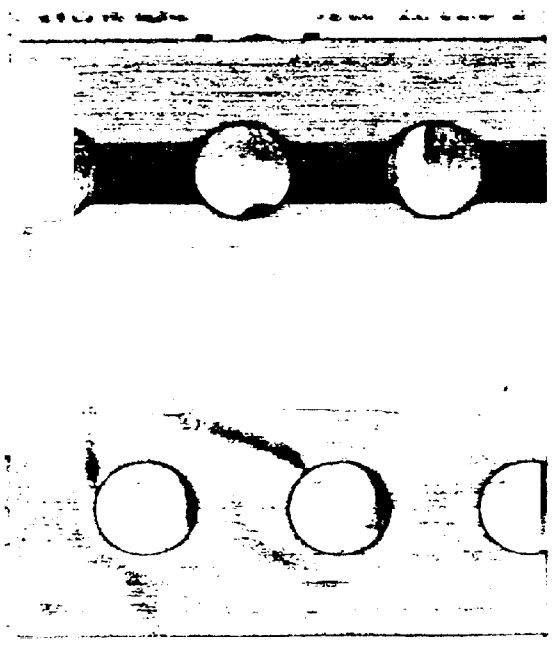
OFFICIAL SEAL
THERESA L. JOHNSON
Notary Public-California
ORANGE COUNTY
My Commission Expires Sept. 18, 1992

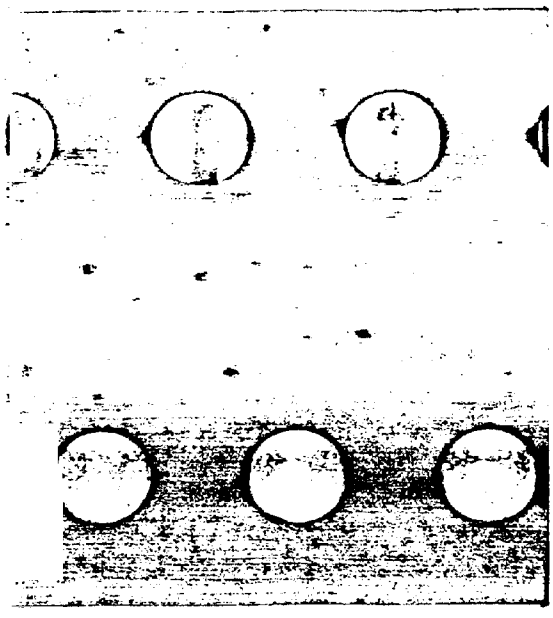
4 9 5 9 1

IDENTIFICATION REFERENCE

JUL 17 9 29 AM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 47000.00
CON TX 155.10
PRFEE 1.00
MDEED 6.00
TOTAL 162.10
CHECK 162.10
07/17/89 01 09:31 0001 5634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.9591.

IDENTIFT REFERENCE

JUL 17 3 28 AM '89

DAVIDSON COUNTY, TN

No. 229306