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

SPECIAL WARRANTY DEED 7675 12/27 0101 03CHECK 56.83

STATE OF TENNESSEE)
) ss:
COUNTY OF Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,102.72 .

USA FINANCIAL SERVICES, INC.
By: Peter Wm. Smyth Jr.
Affiant

Subscribed and sworn to before me this 16th day of December, 1989.

Mark A Travis
Notary Public
My Commission Expires: 6-20-93

Address New Owner:	Send Tax Bills To:	Map/Parcel
G. L. Waynick	Same	82-4-382.00
506 Woodland Ct Mt Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by G. L. WAYNICK, and other good and valuable consideration, the receipt 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 G. L. WAYNICK certain real estate in Davidson County, Tennessee, described as follows:

Being the west 17-1/2 feet on Lot No. 7 and the east 32-1/2 feet of Lot No. 8 of the James Burns Subdivision, as of record in Book 421, Page 40, Register's Office for said County.

Said part of said lots front 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to USA Financial Services, Inc. by Substitute Trustee's Deed from Roy C. DeSha, Jr., Substitute Trustee, of record in Book 8002, page 333, Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Petway Avenue, 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 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 16th day of December, 1989.

USA FINANCIAL SERVICES, INC.,
A TENNESSEE CORPORATION

By: S. M. Shake
Its: Asst. Vice President

STATE OF Tennessee)
) ss:
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S. M. Shake, 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 USA Financial Services, Inc., a Tennessee Corporation, 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 President

Witness my hand and official seal this 16th day of December, 1989.

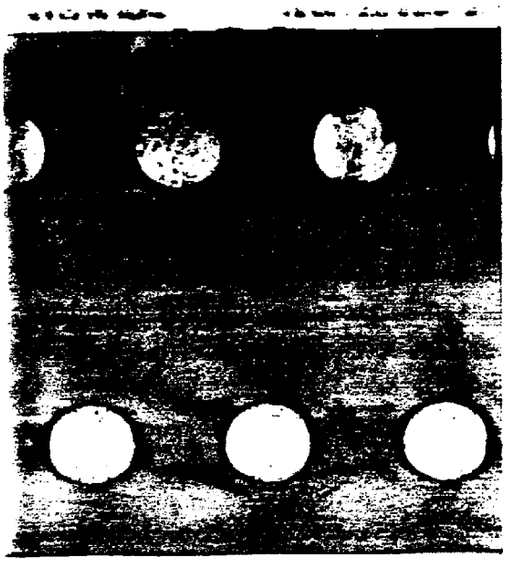
Mark A Travis
Notary Public
My Commission Expires: 6-20-93

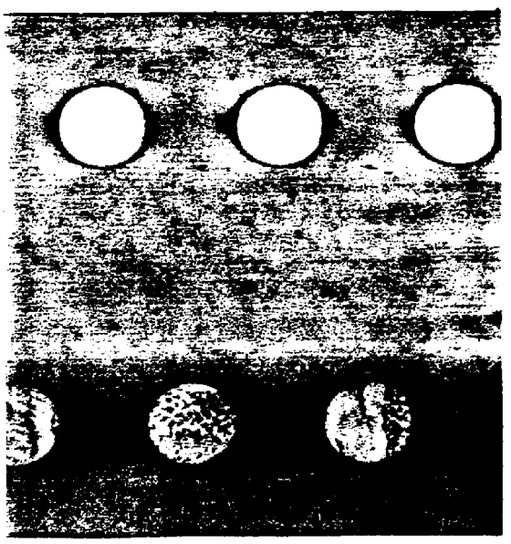
91755

IDENTIFICATION REFERENCE

DEC 27 12 09 PM '89

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 12

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 15102.72
CON TX 49.83
PRFEE 1.00
WDEED 6.00
TOTAL 56.83
CHECK 56.83

12/27/89 01 12:10 0001 7675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.1755.

IDENTIFICATION REFERENCE

DEC 27 12 09 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 278795