This Instrument Was Prepared By:
ROBERT P. ZIEGLER, ATTORNEY
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Leeland Watts 1407 Holly Street Nashville, Tennessee 37206	Same	83-9-434 ML

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMERICAN GENERAL FINANCE, INC., a Tennessee Corporation, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto LEELAND WATTS, a single man, (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

> BEING Lot No. 14 on the Plan of Lindsley Property of record in Plan Book 2, page 92, Chancery Court for said County.
>
> SAID Lot No. 14 fronts 50 feet on the northerly margin of Chadwell Street, now known as Holly Street, and extends back between parallel lines 180 feet to an alley.
>
> BEING the same property convey to American General Finance, Inc. by deed from Robert P. Ziegler, Substitute Trustee, of record in Book 7989, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as 1407 Holly Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

(1) Current year real property taxes which are assumed by

Grantee;

(2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute;

(3) Any and all restrictions, easements, set-back lines and covenants of record in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, claiming through and under Grantor other than claims arising out of the matters set forth in items (1), (2), and (3) above, but not further or otherwise.

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.

IN WITNESS WHEREOF, Grantor causes this instrument to be executed by its duly authorized officer this the 9th day of January, 1990.

AMERICAN GENERAL FINANCE, INC.

BY: WP Ryan
WP RYAN

TITLE: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of January, 1990.

Margaret Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

November 21, 1990

STATE OF Indiana)
)
COUNTY OF Vanderburgh)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared W. P. Ryan _____, with whom I am personally acquainted and who upon oath acknowledged himself to be the Vice President of American General Finance, Inc., the within bargainor, a Tennessee Corporation, and that he as such Vice President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as its Vice President.

WITNESS my hand and seal at office in Evansville, Indiana _____, this the 9th day of January, 1990.

KAREN S. FRANK NOTARY PUBLIC INDIANA

Karen S. Frank
NOTARY PUBLIC
Karen S. Frank
Resident of Warrick County, Indiana

MY COMMISSION EXPIRES:

August 21, 1993

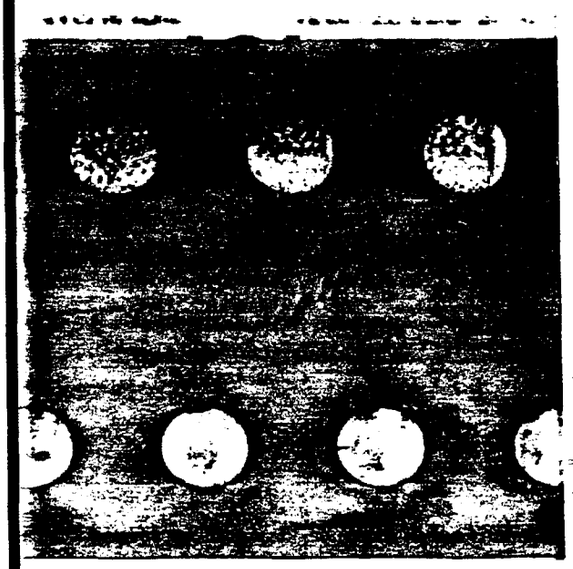
2681 01/12 0101 03CHECK 49.60

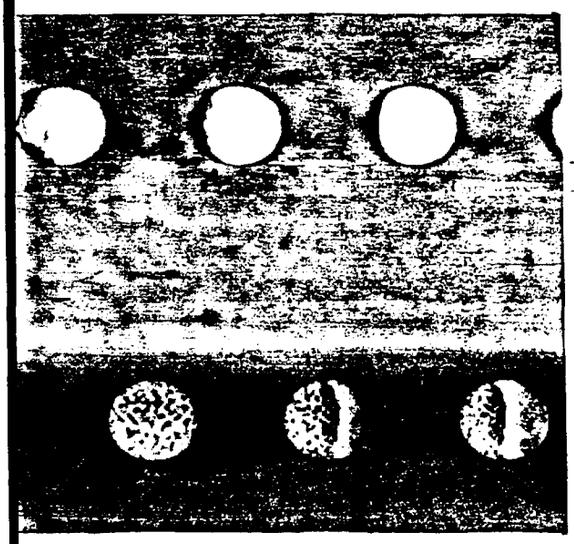
9:5:9:7:8.

IDENTIFICATION REFERENCE

JAN 12 11 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 797

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 12000.00
				CON TX 39.60
				PRFEE 1.00
				WDEED 9.00
				TOTAL 49.60
				CHECK 49.60
01/12/90	01			11:04 0001 2681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 5. 9. 7. 8.

IDENTIFICATION REFERENCE

JAN 12 11 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283797