BOX 51

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

BOOK 8123 PAGE 644

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00.

Mark A Travis
Affiant

Subscribed and sworn to before me this 4th day of June, 1990.

Notary Public
My Commission Expires: 3-3-94

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
David B. Abercrombie	SAME	82-7-47.00
2715 Clarksville Pike Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by DAVID B. ABERCROMBIE, 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 DAVID B. ABERCROMBIE certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 in Dr. Van S. Lindsley's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, Page 25, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the easterly side of North Second Street, formerly Harris Avenue, and runs back between parallel line 174 feet, more or less.

Being the same property conveyed to USA Financial Services, Inc., a Tennessee Corporation, by Substitute Trustee's Deed from Roy C. DeSha, Jr., Substitute Trustee, of record in Book 7634, Page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 North Second Street, Nashville, Tennessee 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 1990, 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 21 day of May, 1990.

USA FINANCIAL SERVICES, INC.,
a Tennessee Corporation

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

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

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 Assistant Vice President of USA Financial Services, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such Assistant 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 Assistant Vice President.

Witness my hand and official seal this 21st day of May, 1990.

Notary Public
My Commission Expires: 3-11-91

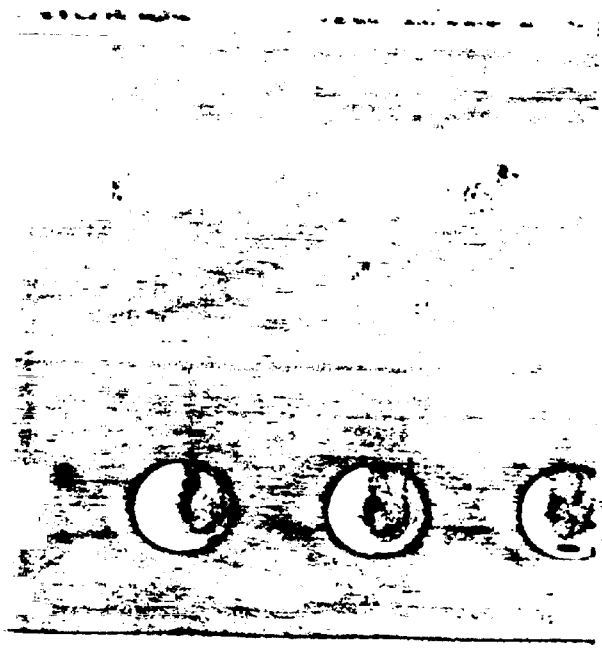
3.1.1.45

IDENTIFICATION REFERENCE

JUN 5 12 13 PM '90

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TN

7214 06/05 0101 03CHECK 66.40



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

RECEIVED OF _____

FOR _____

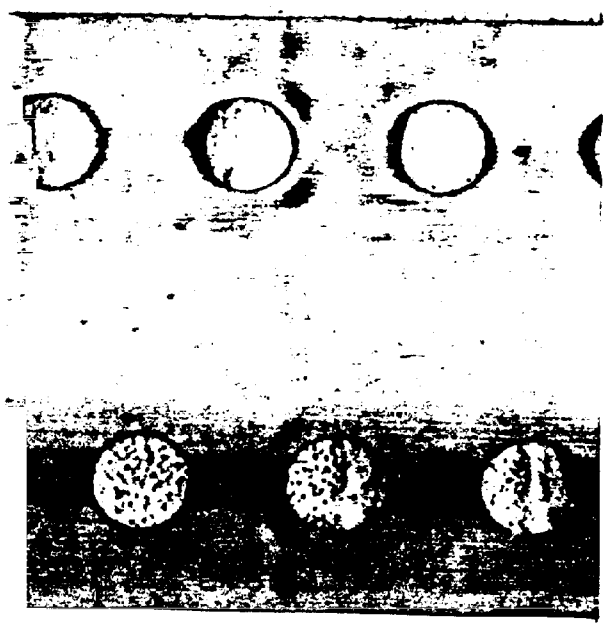
BOOK 8123 PAGE 646

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 18000.00
CON TX 59.40
PRFEE 1.00
MDEED 6.00
TOTAL 66.40
CHECK 66.40

06/05/90 01 12:14 0001 7214



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.1.1:4.5.

IDENTIFICATION REFERENCE

JUN 5 12 14 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 324906