Box 51

This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

3909 06/26 0101 03CHECK 66.40

BOOK 8138 PAGE 787

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.

T Wayne Walker
Affiant

Subscribed and sworn to before me this 22 day of June, 1990.

Sheryl Kay Bruntree
Notary Public
My Commission Expires: My Commission Expires March 27, 1993

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
T. Wayne Walker Bellvia A. Walker 256 Ragsdale Road Sharpsburg, GA 30277	SAME	150-204

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by T. WAYNE WALKER and wife, BELLVIA A. WALKER, 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 T. WAYNE WALKER and wife, BELLVIA A. WALKER, certain real estate in Davidson County, Tennessee, described as follows:

A tract or parcel of land in the 31st Councilman District of Davidson County, Tennessee, and being Tract 2 on a survey of the William E. Ransom and wife, Lizzie T. Ransom, property made by McConnell Engineering, Nashville, Tennessee, dated May 10, 1979, as follows:

Beginning at an iron pin in the southerly margin of Hamilton Church Road, same being the northeasterly from corner of lands conveyed to Melrose Johnson by deed of record in Book 4737, Page 913, Register's Office for Davidson County, Tennessee; thence with the said margin of said road south 86 deg. 15' 43" east 160.00 feet to an iron pin; thence leaving Hamilton Church Road and with the dividing line between tracts 1 and 2 as shown on said survey, south 17 deg. 11' 17" west 959.38 feet to a point in the northerly line of the Morrie Speel lands; thence with the northerly line of the Speel lands and an established fence north 71 deg. 50' 10" west 250.00 feet to an iron pin in the easterly margin of the Edward P. Elkins, E. T. Johnson and Melrose Johnson and an established fence line the following calls and distance: north 34 deg. 37' 32" east 140.71 feet to an iron pin; thence north 20 deg. 59' 52" east 785.40 feet to an iron pin in the southerly margin of Hamilton Church Road, the point of beginning and containing 4.05 acres, more or less.

Being the same property conveyed to USA Financial Services, Inc., a Tennessee Corporation, by deed from James Barrow Ransom as of record in Book 8108, Page 117, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 3570, Page 15, said Register's Office.

This is unimproved property, being Lot 204 - 4.05 acres unimproved land on Hamilton Church Road, Nashville, Tennessee.

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 18th day of June, 1990.

USA FINANCIAL SERVICES, INC.,
A Tennessee Corporation

By: Craig A. Millard
Its: Assistant 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 ~~Craig A. Millard~~, 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. V/President~~ of USA Financial Services, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such ~~Asst. 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 ~~Asst. V/President~~.

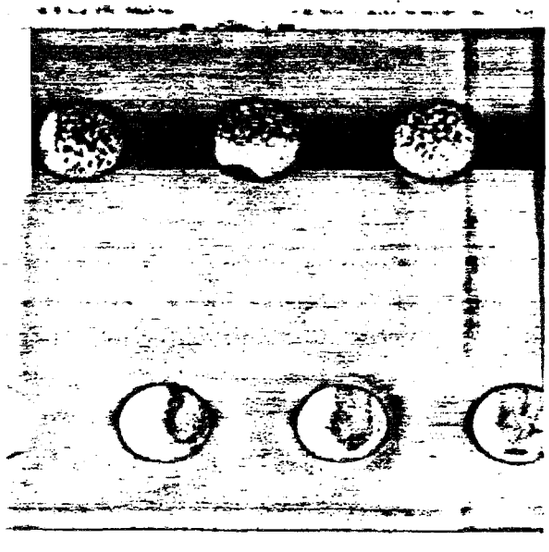
Witness my hand and official seal this 18th day of June, 1990.

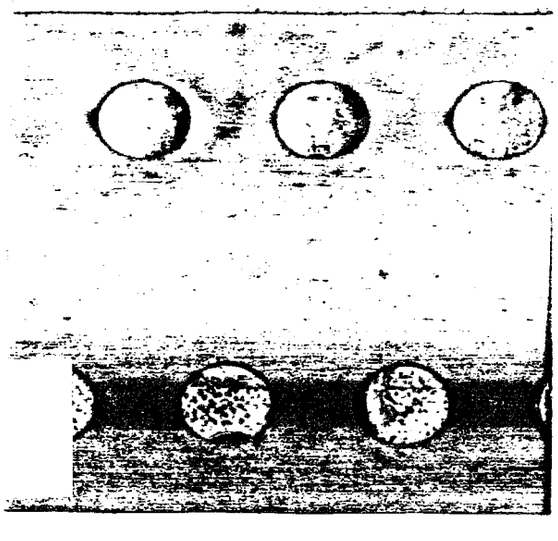
Gerald M. Rado
Notary Public

My Commission Expires: 3-11-91

3679.5

FILED FOR TAX REFERENCE
Jun 26 10 44 AM '90





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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 789

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
				WDEED 6.00
				TOTAL 66.40
				CHECK 66.40
06/26/90		01		10:44 0001 3909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3675.

IDENTIFICATION REFERENCE

JUN 26 10 44 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TENN

No. 331520