FILE IN BOX #14
MAP 147-10
PARCEL 43
FB#: 6DU-29335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of September, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
TIMOTHY C. BAYS	NATIONAL MORTGAGE COMPANY
(Name)	(Name)
5025 West Durrett Drive	4041 Knight Arnold Road
(Street Address)	(Street Address)
Nashville, Tennessee 37211	Memphis, Tennessee 38118
(City) (State) (Zip Code)	(City) (State) (Zip Code)

S P E C I A L W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, USA FINANCIAL SERVICES, INC., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto TIMOTHY C. BAYS, unmarried, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 288 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for said County, as follows:

BEGINNING at a point in the Northeast margin of Briarwood Drive, the common corner of Lots Nos. 287 and 288; thence, with the dividing line between Lots Nos. 287 and 288; northeastwardly 126.05 feet; thence, with the dividing line between Lot Nos. 288 and 289, southeastwardly 118.9 feet to a point in the Northwest margin of West Durrett Drive; thence, with said margin of said Drive, southwestwardly 107 feet to a concrete monument; thence, to the right around a curve, 39.27 feet to a concrete monument in the northeasterly margin of Briarwood Drive; thence, with margin of said Drive, northwardly 11.9 feet to a concrete monument and continuing with said margin of said Drive, northwardly 101.09 feet to the point of BEGINNING.

BEING the same property conveyed to USA Financial Services, Inc., a Tennessee corporation, by Deed from Roy C. Desha, Jr., Trustee, of record in Book 8164, Page 962, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3279, Page 556, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

THIS is improved property, known as: 5025 West Durrett Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to tne said Grantee, and the heirs and assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 24th day of September, 1990.

ATTEST:

USA FINANCIAL SERVICES, INC.,
A Tennessee corporation

BY: Craig A. Millard
CRAIG A. MILLARD
TITLE: Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within 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 his oath acknowledged himself to be the Assistant Vice President of USA FINANCIAL SERVICES, INC., 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 officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 24th day of September, 1990.

My Commission Expires: 11/10/91

Notary Public

6390

SPECIAL WARRANTY DEED

Cross Reference

From USA FINANCIAL SERVICES, INC.,
A TENNESSEE CORPORATION

SEP 25 3 30 PM '90

To TIMOTHY C. BAYS, UNMARRIED

Address 5025 WEST DURRETT DRIVE
NASHVILLE, TN 37211
[File #6660B]

1975.10 ACHECK

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church Street, 13th Floor
Nashville, Tennessee 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8202 PAGE 885

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

09/25/90 01 15:31 0001 1993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59909

IDENTIFICATION

SEP 25 3 30 PM '90

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

No. 358600