Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Associates Financial Services Company, Inc. P.O. Box 176 Madison, TN 37116-0176	Same	D.W. McMackin P.O. Box 2758 Nashville, TN 37219-2758

Map and Parcel
82-03-430
20W24755

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 1st day of January, 1991, by and between Charles Johnson, unmarried, party of the first part, and Associates Financial Services Company,Inc., its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being part of an unnumbered lot as shown on the Map of J. M. Eatherly, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, and described as follows:
>
> BEGINNING in the westerly margin of Lischey Avenue or North Fourth Street at a point 265 feet south of the southerly margin of Vaughn Avenue, said point also being 50 feet south of the southeast corner of Lot No. 1 of said Plan; thence with the westerly margin of Lischey Avenue southwardly 45 feet; thence westwardly 199 feet; thence northwardly 45 feet; thence eastwardly 199 feet to the beginning.
>
> Being the same property conveyed to Charles Johnson, single, by Deed from Joe C. Brown and wife, Georgia G. Brown, of record in Book 5908, page 9, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 902 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part

in lieu of the foreclosure of that certain deed of trust dated November 17, 1989, executed by Charles Johnson, unmarried, to R. W. Hunter, Trustee, of record in Book 7989, page 371, Register's Office, Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature(s) of the party of the first part on the day and year first above written.

x Charles Johnson
Charles Johnson, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Johnson, the bargainor(s), with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 1991.

x Margaret L. Hamblett
Notary Public

My commission expires:

x 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,158.77.

x Luke R. Taylor
Affiant

Subscribed and sworn to before me on this x 11th day of January, 1991.

x Margaret L. Hamblett
Notary Public

My commission expires:

x 3-3-92

85257

IDENTIF. TREFERENCE

JAN 11 8 57 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

4538 01/11 0101 03CHECK 70.36

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8273 PAGE 838

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 19158.77
				CON TX 63.36
				PRFEE 1.00
				WDEED 6.00
				TOTAL 70.36
				CHECK 70.36
01/11/91	01			08:56 0001 4538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85257

IDENTIF. REFERENCE

JAN 11 C 57 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 388415