Name and Address of New Owner:

Associates Financial Services Company of Tennessee, Inc.
P.O. Box 90391
Nashville, TN 37209

Send Tax Bills To:

Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, Virginia 22030

Prepared by:

D.W. McMackin
P.O. Box 2758
Nashville, TN 37219-2758

91-15-229
12WO7254

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 25th day of April, 1991, by and between Robert A. Brackman and wife, Mary Frances Brackman, party of the first part, and Associates Financial Services Company of Tennessee, 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 Lot No. 6 on the Revised Map of D. E. Rutherford's Subdivision of Block 10 of the Charlotte Park Company's Addition as of record in Book 547, page 164, Register's Office for said county.
>
> Said Lot No. 6 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines, with the southerly margin of Elkins Avenue 155 feet to an alley.
>
> Being the same property conveyed to Robert A. Brackman and wife, Mary Frances Brackman, by Deed from Katie K. Smith and Mattie Louise Staggs, of record in Book 4446, page 846, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 311 50th Avenue North, Nashville, TN.

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, 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 June 15, 1989, executed by Robert A. Brackman and wife, Mary Frances Brackman, to R.W. Hunter, Trustee, of record in Book 7869, page 952, 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.

Robert A. Brackman

Robert A. Brackman

Mary Frances Brackman

Mary Frances Brackman

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 Robert A. Brackman and wife, Mary Frances Brackman, 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 24TH day of April, 1991.

Bill Bolton

Notary Public

My commission expires:

9/2/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8052 04/25 0101 03CHECK 278.26

The actual consideration or value, whichever is greater, for this transfer is $ 82,161.00 .

Affiant

Subscribed and sworn to before me on this 24TH day of April, 1991.

Bill Bolton

Notary Public

My commission expires:

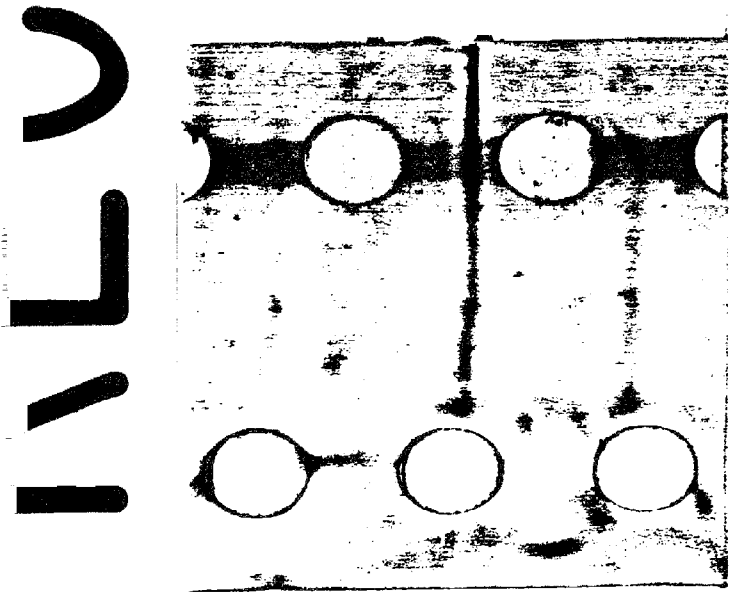
9/25/93

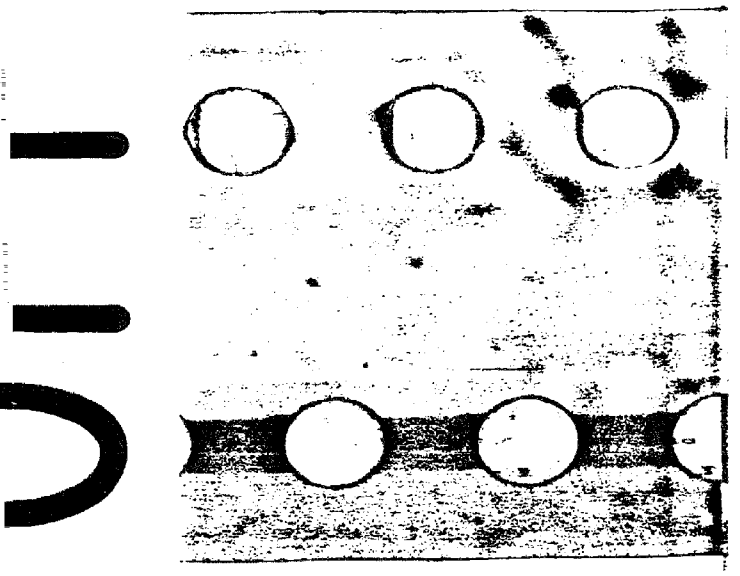
093888

IDENTIF. TREFERENCE

APR 25 10 37 AM '91

FELIX Z. WILSON CLERK
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8337 PAGE 630

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	82161.00
CON TX	271.26
PRFEE	1.00
MDEED	6.00
TOTAL	278.26
CHECK	278.26

04/25/91 01 10:34 0001 8052

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

APR 25 10 37 AM '91

IDENTIF. TREFERENCE

09388

No. 416060