BOOK 8406 PAGE 690

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Associates Financial Services Company, Inc. P.O. Box 5615 Nashville, TN 37218	Same	D.W. McMackin P.O. Box 2758 Nashville, TN 37219-2758

69-16-55
13DA61525

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 25th day of May, 1991, by and between Jonas W. Avrit, Jr. and wife, Sharon E. Avrit, 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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyor dated March 2, 1949, as follows:
>
> Beginning at a point on the westerly margin of Hydes Ferry Road, at the northwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby, et vir, of record in Book 1879, page 601, Register's Office for said County; thence with the northerly boundary line of said Hudgins property westwardly 180 feet to Hudgins northwest corner, the easterly margin of Lot No. 3 of said subdivision; thence northerly along said easterly line of Lot No. 3, 80 feet to a point; thence north 57° 45' east 180 feet to the westerly margin of said Hydes Ferry Road; thence with said margin southerly 80 feet to the beginning.
>
> Being the same property conveyed to Jonas W. Avrit, Jr. and wife, Sharon E. Avrit, by deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 8078, page 412, Register's Office, Davidson County, TN.
>
> This is improved property located at 3603 Old Hydes Ferry Pike, Nashville, TN 37218.

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 March 30, 1990, executed by Jonas W. Avrit, Jr. and wife, Sharon E. Avrit, to R.W. Hunter, Trustee, of record in Book 8078, page 415, 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.

34190

RECEIVED FOR RECORD Jul 26 3 06 PM '91

PICK-UP

* Jonas W Avrit Jr.
Jonas W. Avrit, Jr.

* Sharon E. Avrit
Sharon E. Avrit

3589 07/26 0101 03CHECK 136.50

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 Jonas W. Avrit, Jr. and wife, Sharon E. Avrit, 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 25TH day of May, 1991.

James M. Lammers
Notary Public

NOTARY PUBLIC

My commission expires:

* 5/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $* 35,000.

James M. Lammers
Affiant

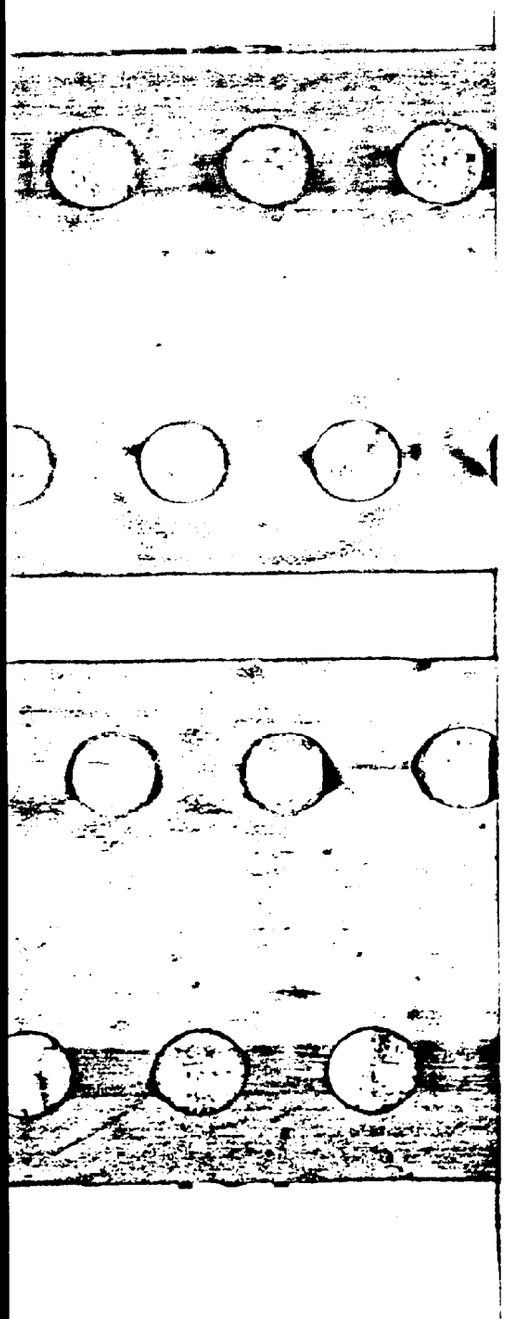
Subscribed and sworn to before me on this * 25th day of May, 1991.

* Mary H. Bell
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

* 7/10/94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 6.00
TOTAL 136.50
CHECK 136.50

07/26/91 01 15:09 0001 5569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34190

IDENTIFICATION REFERENCE

JUL 26 3 06 PM '91

FEE

No. 444534