Box 40

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

James F. Nance
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: 5/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney at Law, 301 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James F. Nance (NAME)	James F. Nance (NAME)	Map 69-16
3603 Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	3603 Old Hydes Ferry Pike (STREET ADDRESS)	Par. 55
Nashville, Tennessee. 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37218 (CITY) (STATE) (ZIP)	13DA-61525

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. NANCE, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: 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 degrees 45 minutes 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 Associates Financial Services Company, Inc., by deed from Jonas W. Avrit, Jr. and wife Sharon E. Avrit of record in Book 8406, page 600, said Register's Office.

Said grantor does specially warrant and will forever defend said title against any persons lawfully claiming or to claim the same by, through or under Associates Financial Services Company, Inc., but not otherwise.

The improvements on the above described property are being sold in "AS IS" condition.

This is improved (x) property, known as 3603 Old Hydes Ferry Pike, Nashville, Tennessee. 37218
(Street Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant, and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on this 30th day of January, 19 92

Associates Financial Services Company, Inc.

by: Carl A. Caruso

Carl A. Caruso Sr. Vice-President

TEXAS

STATE OF ~~TENNESSEE~~ }
~~Davidson~~ DALLAS County }

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Personally appeared before me, Penny Parker, a Notary Public in and for said County and State, the within named Carl A. Caruso

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TEXAS }
DALLAS County }

Before me, Penny Parker a Notary Public in and for the State and County aforesaid, personally appeared Carl A. Caruso

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 Sr. Vice-President of the Associates Financial Services Company, Inc. a corporation, and that he as such Sr. Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President

Witness my hand and official seal at Irving, Texas, this 30th day of January, 19 92.

PENNY PARKER
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-24-95

Penny Parker Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Associates Financial Services Company, Inc.

TO

James P. Nance, a single person

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

81012

IDENTIFICATION REFERENCE

FEB 3 11 25 AM '92

DAVIDSON COUNTY, TN

RECORDING FEE 96.50

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 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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 6.00
TOTAL 99.50
CHECK 99.50

02/03/92 01 10:25 0001 7611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81012

IDENTIFICATION REFERENCE

FEB 3 10 25 AM '92

DAVIDSON COUNTY, TN

No. 498238