SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Lewis H. Patton and wife, Virginia P. Patton 449 Humphreys Street **Nashville, TN** 37203	**Same as New Owner**	Map 105-7 15W-10872

FOR VALUABLE CONSIDERATION, to receipt and sufficiency of which are acknowledged, **FORD CONSUMER FINANCE COMPANY, INC.** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **LEWIS H. PATTON & WIFE, VIRGINIA P. PATTON** ("Grantee"), their successors, heirs and assigns, certain land in **DAVIDSON** County, **TENNESSEE**, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns forever.

This is improved property known as **128 Rains Avenue Nashville, TN 37203**

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property Taxes for the year 1992, which have been prorated between Grantor and Grantee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to subject property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 20 day of **MARCH**, 19**92**.

by: Veneshia O Garner

Title: Asst. Secretary

FORD CONSUMER FINANCE COMPANY, INC.

by: [signature]

Title: Asst. Vice President

STATE OF TEXAS

COUNTY OF DALLAS

The actual consideration for this transfer or value of the property transferred, whichever is greater is $**72,900.00**.

Deborah Baker
Affiant

My Commission expires: 2/7/96

Kaye Citzler
Notary Public

Kaye Citzler
Notary Public, State of Texas
My Comm. Expires 02/07/96

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT

STATE OF ~~Tennessee~~ Texas

COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Steven H. Lewis and Demesha C. Garner with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Asst. Vice President and Asst. Secretary respectively of the **Ford Consumer Finance Company, Inc.**, the within named bargainor, a corporation, and that they as such Asst. Vice President and Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Steven H. Lewis as such Asst. Vice President, and attesting the same by the said Demesha C. Garner as such Asst. Secretary.

Witness my hand and official seal at office at **Irving** **Texas**, on this the 20 day of **March**, 19 **92**.

My commission expires 2/7/96 Kaye Citzler Notary Public

Kaye Citzler
Notary Public, State of Texas
My Comm. Expires 02/07/96

THIS INSTRUMENT PREPARED BY:

Mail

GREATER NASHVILLE TITLE & CLOSING COMPANY
223 Madison Street, S. 106
Madison, Tn 37115

96317

IDENTIFICATION REFERENCE

MAR 27 1 00 PM '92

DAVIDSON COUNTY, TN

9993 03/27/92 0101 03CHECK 279.73

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Rains Springs of record in Book 1, Page 109, Chancery Court at Nashville to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed by Robert P. Ziegler, Substitute Trustee of record in Book 8538, Page 994, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8585 PAGE 478

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	72900.00
CON TX	269.73
PRFEE	1.00
WDEED	9.00
TOTAL	279.73
CHECK	279.73

03/27/92 01 13:02 0001 0998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96317

IDENTIFICATION REFERENCE

MAR 27 1 00 PM '92

DAVIDSON COUNTY, TN

No. 515372