FORM NO. WD-1

Box 40

BOOK 8604 PAGE 566

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: 7-23-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Mark Seifried, et al (NAME)	Mark Seifried, et al (NAME)	Map 72-13
2714 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	2714 Jones Avenue (STREET ADDRESS)	Par. 106
Nashville, Tennessee. 37207 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37207 (CITY) (STATE) (ZIP)	27W-01060

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 MARK SEIFRIED and GEORGE A. HALL, JR., both single persons

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 Davidson County, Tennessee, being Lot No. 33 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the westerly side of Inga Street and runs back 142 feet on the northerly line and 147.7 feet on the southerly line to the right of way of the L & N R.R. measuring 50.5 feet thereon.

Being the same property conveyed to Associates Financial Services Company, Inc. by deed from Robert F. Doyle, Substitute Trustee of record in Book 8593, page 217, Register's Office for Davidson County, Tennessee.

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

The 1992 Metro Land Taxes have been prorated between the parties and the Grantees assume and agree to pay same when due and payable. The improvements on the above described property are being sold in "AS IS" condition.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved
This is improved (X) property, known as 2419 Inga Street, Nashville, Tennessee. 37206
(House 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

specially

Witness its hand this 16th day of April, 19 92

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: Dorothea W. Winston

Dorothea W. Winston Vice-President Vice-President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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____.

Commission Expires_____ _____Notary Public

STATE OF TEXAS
DALLAS County

Before me, Penny Parker a Notary Public in and for the State and County aforesaid, personally appeared Dorothea W. Winston

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 Vice-President of the Associates Financial Services Company, Inc. a corporation, and that he as such 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 16th day of April, 19 92.

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

Notary Public

Commission Expires_____

WARRANTY DEED

FROM

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

TO

MARK SEIFRIED and GEORGE A. HALL, JR.

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 176 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

IDENTIFICATION REFERENCE

02827

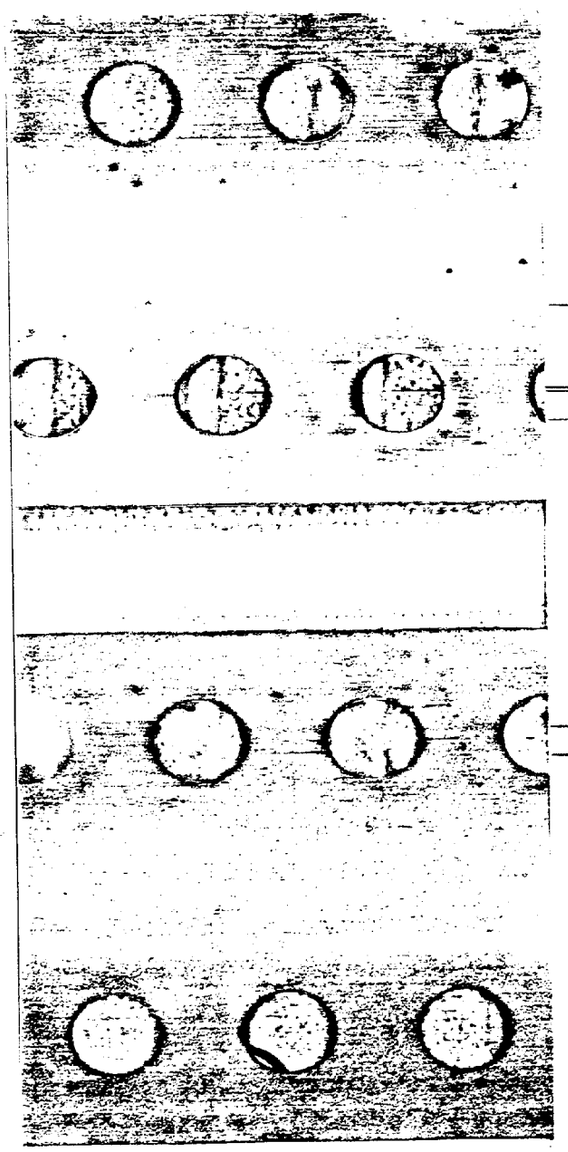
APR 20 10 15 AM '92

DAVIDSON COUNTY, TN

1800 04/20 0101 03CHECK

92.10

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	23000.00
			CON TX	85.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	92.10
			CHECK	92.10
04/20/92	01		10:14 0001	1800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02827

IDENTIFICATION REFERENCE

APR 20 10 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522641