SPECIAL WARRANTY DEED BOOK 8656 PAGE 744

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Ronald C. Wagner and wife, Pamela J. Wagner 575-B Rural Hill Rd. Nashville, TN 37217	Same as New Owner	149-146 02DX-01698

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Ford Consumer Finance Company, Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to Ronald C. Wagner and wife, Pamela J. Wagner ("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 1224 Rural Hill Road, Antioch, Tennessee 37013

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

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 11th day of June, 1992.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____

Title: Asst. Vice President

_____
Asst. Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property transferred, whichever is greater is $ 26,000.00.

_____
Affiant

My Commission expires: 7-23-94

_____
Notary Public

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT

21082

IDENTIF. TREFERENCE

JUN 22 9 16 AM '92

FELIX A. MILLER REGISTER DAVIDSON COUNTY TN.

MAIL ENV.

STATE OF TEXAS

COUNTY OF DALLAS

BOOK 8656 PAGE 745

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Steven H. Lewis and Steve Crowell 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 Co., 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 Steve Crowell as such Asst. Secretary.

Witness by hand and official seal at office at Irving, Texas, on this the 11th day of June, 1992.

My Commission Expires: _____

Demesha C. Garner
Notary Public

Demesha C. Garner
Notary Public, State of Texas
My Comm. Expires 05/02/95

THIS INSTRUMENT PREPARED BY: GREATER NASHVILLE TITLE & CLOSING COMPANY
223 Madison St. Suite 106 Madison, Tn 37115

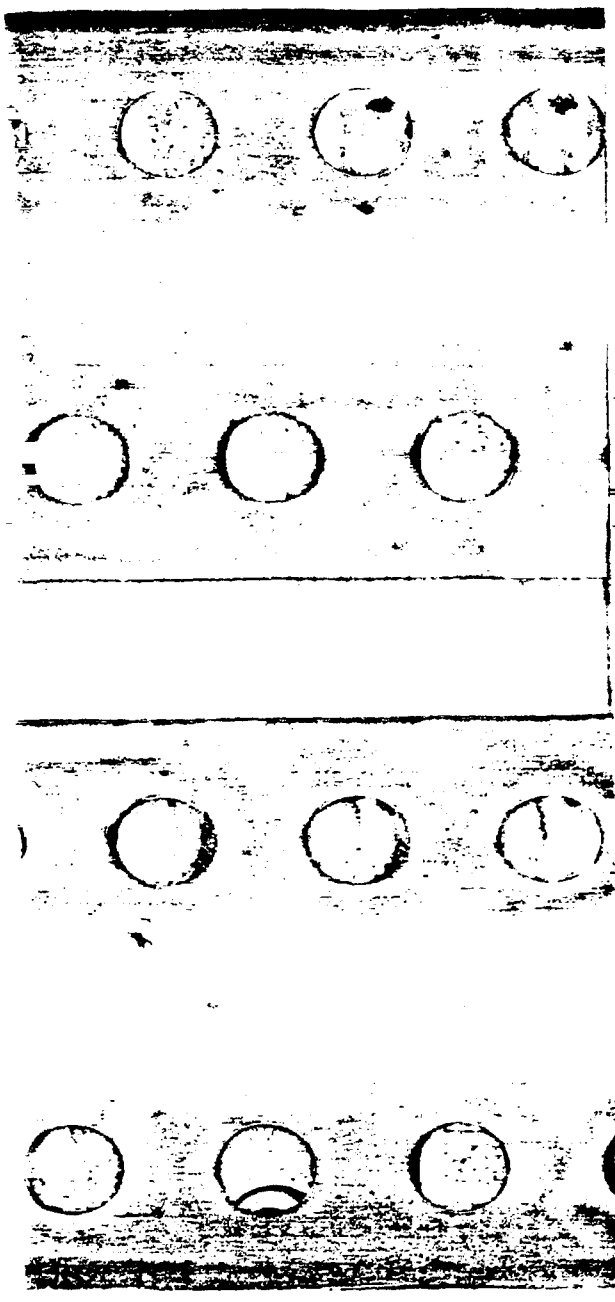
EXHIBIT "A"

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Parcel of land containing 3/4 of an acre, more or less, fronting on the easterly side of Rural Hill Road, bounded on the south by Spurlock, bounded on the north by the lands of Blackwell, and bounded on the east by the lands of Blackwell and being all of that portion of land on the east side of Rural Hill Road of the Joe Blackman farm.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed of record in Book 8633, Page 871, Register's Office for Davidson County, Tennessee.

3263 96/22 0101 03CHECK 106.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8656 PAGE 747

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	26000.00
			CON TX	96.20
			PRFEE	1.00
			WDEED	9.00
			TOTAL	106.20
			CHECK	106.20
06/22/92	01	09:17 0001		3263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

210082

IDENTIF. REFERENCE

JUN 22 9 16 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 542987