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Eunice P. Ralph
Madison Account No. 0537299

Name and Address of New Owner:
Associates Financial Services Company of Tennessee, Inc.
P.O. Box 176
Madison, TN 37116-0176

Send Tax Bills To:
Same

Prepared by:
D.W. McMackin
P.O. Box 198947
Nashville, TN 37219

Map No. 53-8-131
Parcel No. LW02550

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 23 day of July, 1992, by and between Eunice Ralph, unmarried, party of the first part, and Associates Financial Services Company of Tennessee, 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 Old Hickory, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 17 on the Plan of Dabbs and Elliott Subdivision at Old Hickory, of record in Book 547, page 127, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Russell Lee Ralph and wife, Eunice Ralph, by deed from Bethel L. Brown and wife, Mary Lee Brown, of record in Book 3461, page 331, Register's Office, Davidson County, Tennessee. The said Russell Lee Ralph having since died, thereby vesting the said property solely in the said Eunice Ralph as surviving tenant by the entirety.

This is improved property located at 302 28th Avenue, Old Hickory, Tennessee 37138.

The above legal description is identical to the legal description in the previous deed of record.

This sale is subject to any and all unpaid real estate taxes; a prior deed of trust of record in Book 7206, page 404, Register's Office, Davidson County, Tennessee; restrictive covenants, easements and setback lines.

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 she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same, that the same is unencumbered except as provided above and that the title and quiet possession thereto she 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 December 21, 1990, executed by Eunice Ralph, unmarried, to G.H. Pryor, Trustee, of record in Book 8262, page 944, Register's Office, Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature of the party of the first part on the day and year first above written.

Eunice Ralph
Eunice Ralph, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 23 day of July, 1992.

David J. [illegible]
Notary Public

My commission expires: [illegible] March 26 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

[signature]
Affiant

Subscribed and sworn to before me on this 24th day of July, 1992.

Robert M. Garfinkle
Notary Public

My commission expires: September 26, 1992

303380

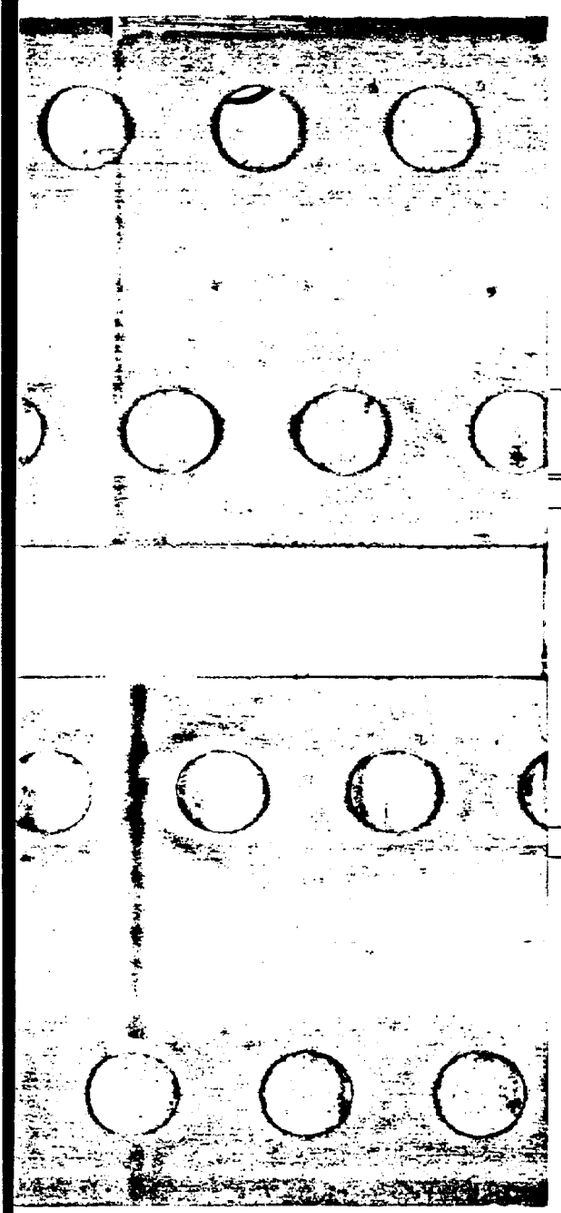
IDENTIF. TREFERENCE

JUL 24 12 22 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

[illegible] 07/24 0101 330HEDK 46.00



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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

07/24/92 01 12:23 0001 8722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30380

IDENTIF. REFERENCE

JUL 24 12 22 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553419