Return to:
Greater Nashville Title & Closing Co.
223 Madison Street, S. 106
Madison, Tn 37115

BOOK 8691 PAGE 260

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
327 East Due West Ave. Madison, TN 37115	Same as New Owner	Map 51-12 Parcel 70

FOR VALUABLE CONSIDERATION, thereceipt and sufficiency of which are acknowledged, Ford Consumer Finance Company, Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys to Carlos F. Preston, Unmarried ("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 327 East Due West Ave.
Madison, TN 37115

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

Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4122, Page 535, Register's Office for Davidson County, Tennessee.

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 16 day of July, 19 92.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
Title Asst. Vice President

By: _____
Title Asst. Secretary

STATE OF TEXAS

COUNTY OF DALLAS

The actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24,000.00.

_____
Affiant

My Commission expires: _____

_____
Notary Public

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

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT

STATE OF 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 Mary E. Bailey 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 Mary E. Bailey as such Asst. Secretary.

Witness my hand and official seal at office at Irving, Texas, on this the 16 day of July, 19 92.

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 Street, S. 106
Madison, Tn 37115

EXHIBIT "A"

Being Lot No. 8 and the southeasterly part of Lot No. 7 on the Map of George F. Roth's Re-Subdivision of Lots Nos. 19 and 23 of Montague Subdivision, not of record, described according to copy of a survey thereof made by James A. Hamilton, Jr. Surveyor, December 18, 1947, as follows: BEGINNING at a point in the northeasterly margin of Due West Avenue, 397.5 feet southeast of the margin of Milliken Bend Road; thence northeasterly 200 feet to a point; thence southeasterly 60 feet to the corner of Lots Nos. 8 and 9; thence with the line between said lots, southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of the same northwesterly 60 feet to the point of beginning.

BEING the same property conveyed to Ford Consumer Finance Company, Inc. by Deed In Lieu Of Foreclosure of record in Book 8635, Page 250, Register's Office for Davidson County, Tennessee.

33113

IDENTIF. REFERENCE

AUG 3 9 57 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

6783 08/03 0101 03CHECK 101.80

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 263

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 24000.00
				CON TX 88.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 101.80
				CHECK 101.80
08/03/92	01			09:58 0001 6783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33313

IDENTIF. TREFERENCE

AUG 3 9 57 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 556605