SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Michael L. Dyer and wife, Virginia Y. Dyer 1006 Massman Drive Nashville, TN 37217	Ford Consumer Finance Co., Inc. 250 E. Carpenter Freeway Irving, Texas 75062	Map 107-9-17

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 Michael L. Dyer and wife, Virginia Y. Dyer ("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 1006 Massman Drive, Nashville, Tennessee

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

RESTRICTIONS OF RECORD IN BOOK 2962, Page 522, Register's Office for Davidson County, Tennessee.

344(10 22 0101 03CHECK 227.60

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 7th day of October, 19 92.

Ford Consumer Finance Company, Inc.

By: _____
Title Asst. Vice President

By: _____
Title Asst. Secretary

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater is $ 58,000.00.

_____
Affiant

My Commission expires: 7-23-94

_____
Notary Public

5.7.3.1.9.

IDENTIFICATION REFERENCE

OCT 22 12 19 PM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Shirley Martinez 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 Shirley Martinez as such Asst. Secretary.

Witness my hand and official seal at office at Irving, TX _____, on this the 7 day of October, 19 92.

My commission expires 09-19-94

Maureen P. Scotch
Notary Public

MAUREEN P. SCOTCH NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-19-94

THIS INSTRUMENT PREPARED BY:

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

EXHIBIT "A"

Land in Davidson County,Tennessee, being Lot No. 2, on the Plan of Newgent Subdivision, of record in Book 6050, Page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Deed In Lieu of Foreclosure from William E. Newgent, of record in Book 8748, Page 889, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8764 PAGE 474

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/22/92 01 12:20 0001 3466

5.7.3.1.9.

IDENTIFICATION REFERENCE

Oct 22 12 19 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582921