SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
540 Nawakwa Trail **Madison, Tn 73115**	Same as New Owner	81-7-269

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 Leroy Goins, Jr. ("Grantee"), his 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, his successors, heirs, and assigns forever.

This is improved property known as 1814 15th Avenue N., Nashville, TN

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

1993 City and County Property Taxes

All matters pertaining to the restrictive covenants of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, and plat of record, in the Register's Office for the aforesaid County.

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 14 day of September, 1993.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
TITLE Senior Vice President

By: _____
TITLE Asst. Secretary

65935

93 SEP 23 AM 10:20

REGISTER
DAVIDSON COUNTY, TN

8620 09/23 0101 03CHECK 50.00

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF ~~TEXAS~~ TENNESSEE

COUNTY OF DAVIDSON

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

Leroy Davis Jr.
Affiant

Subscribed and sworn to before me this 20th day of September, 1993.

Diane L. Gregory
Notary Public

My Commission Expires: 7-23-94

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Stephen Janawsky and Shirley Martinez with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Senior Vice President and Asst. Secretary respectively of the Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that Stephen Janawsky as such Senior Vice President and Shirley Martinez as such 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 Stephen Janawsky as such Senior 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, Texas, on this the 14 day of September, 1993.

Notary Public Demesha C. Garner

My Commission Expires:

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

THIS INSTRUMENT PREPARED BY:

Mark

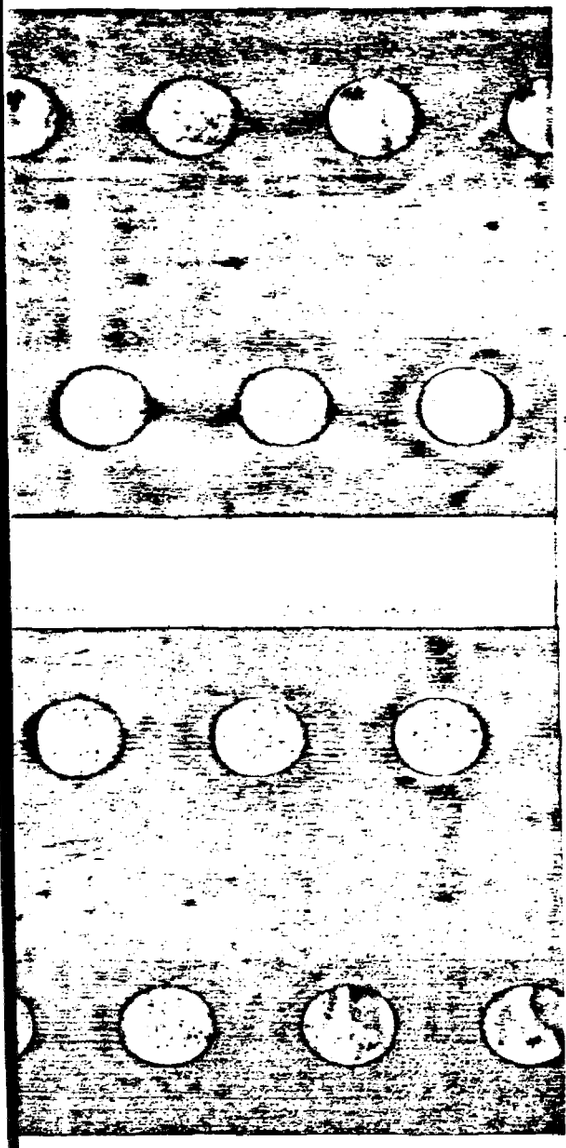
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 106
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 33-1/3 feet of Lot No. 15 on the Map of Menees' Subdivision of Lot 8 of the Thomas Woodard Property as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 33-1/3 feet on the easterly side of 15th Avenue, North and runs back between parallel lines 116.4 feet, more or less, to an alley in the rear.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, of record in Book 9028, page 154, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9089 PAGE 497

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	12.00
			TOTAL	50.00
			CHECK	50.00
09/23/93	01		10:22 0001	8620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65935
IDENTIFICATION REFERENCE

93 SEP 23 AM 10:20
REGISTER
DAVIDSON COUNTY, TN.

No. 701008