SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Leroy Goins, Jr. 540 Nawakwa Trail Madison, TN 37115	Same as New Owner	Map 82-7 Parcel Nos. 401 & 402

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 821 and 823 Lischey Avenue, Nashville, TN 37207

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

Any and all restrictions, easements, setback lines, conditions, and plat of record, for Miller's Addition to Edgefield of record in Book 57, Page 133, 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 17th day of December, 1993.

93 DEC 28 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____ V.R. SILVEY
TITLE SENIOR VICE PRESIDENT

By: _____
TITLE ASSISTANT SECRETARY

00961
IDENTIF. ↑ REFERENCE

8614 12/28 0101 03CHECK 68.50

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00.

Leroy Dorn Jr
Affiant

Subscribed and sworn to before me this 22nd day of December, 1993.

Paul 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 V.R. SILVEY and SHIRLEY MARTINEZ with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the SENIOR VICE PRESIDENT and ASSISTANT SECRETARY respectively of the Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that V.R. SILVEY as such SENIOR VICE PRESIDENT and SHIRLEY MARTINEZ as such ASSISTANT 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 V.R. SILVEY as such SENIOR VICE PRESIDENT and attesting the same by the said SHIRLEY MARTINEZ as such ASSISTANT SECRETARY.

Witness my hand and official seal at office at Irving, Texas, on this the 17th day of December, 1993.

Rosemary J. Suprenant
Notary Public ROSEMARY SUPRENANT

My Commission Expires: 3-23-96

Rosemary E. Suprenant
Notary Public, State of Texas
My Comm. Expires 03/23/96

THIS INSTRUMENT PREPARED BY:

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

EXHIBIT "A"

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 12 in Miller's Addition to Edgefield, now East Nashville, a plan of which is recorded in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of Lischey Avenue or North Fourth Street, in the City of Nashville, Tennessee and runs back between parallel lines 170 feet to an alley in the rear.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of Lischey Avenue or North Fourth Street and runs back between parallel lines 170 feet to an alley.

Both tracts 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 9182, Page 112, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 9200 PAGE 4

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 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 68.50
				CHECK 68.50
12/28/93	01			12:57 0001 8614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00961
IDENTIF. # REFERENCE

93 DEC 28 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.738563