FILE BOX 3

The Instrument Prepared by: Mark A. Ellmore, Attorney
Suite C, 388 Harding Place
Nashville, TN 37211

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel
Nancy Wiggins King		Map 059-050
4171 Farmview Drive	Same	Parcel: 188
Nashville, TN 37218		

For and in consideration of the sum of $61,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Money/Tennessee Inc., Grantors have bargained and sold, and by these presents do transfer and convey unto Nancy Wiggins King, hereinafter called Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Beuna Vista Estate's, Section 5 as of record in Book 4463, page 22, Register's Office for said County.

Said Lot No. 148 fronts 75 feet on the westerly side of Farmview Drive and extends back 115 feet on the northwesterly line, 150 feet on the southeasterly line to a dead line in the rear measuring 103.74 feet thereon.

Being the same property conveyed to The Money Store/Tennessee Inc. by Substitute Trustee's Deed of record in Book 9110, page 715, Register's Office for Davidson County, Tennessee.

This is improved property known as 4171 Farmview Drive, Nashville Tennessee 37218.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:
(1) All restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

(2) The physical character or condition of the property whether of record or not pertaining to land usage, defects, vices and/or fitness for any particular purpose.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, her heirs and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited

to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 21ST day of February, 1994.

THE MONEY STORE/TENNESSEE INC.

BY: _____
NAME: DAVID A. MEDICI
TITLE: Senior Vice President

STATE OF Kentucky
COUNTY OF JEFFERSON

The actual consideration of value, whichever is greater for this transfer is $61,000.00

_____
Affiant

Subscribed and sworn to before me this the 21ST day of February, 1994.

2-23-97
My commission expires:

_____
Notary Public

STATE OF Kentucky
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, David A. Medici with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged himself to be the Sr. V. President of The Money Store/Tennessee Inc. and that he/she as such Sr. V. President, being authorized so to do, executed the within instrument for the purposes herein contained, by signing the name of The Money Store/Tennessee Inc. by himself/herself as such Sr. V. President, 1994.

Witness my hand and official seal this 21ST day of February, 1994.

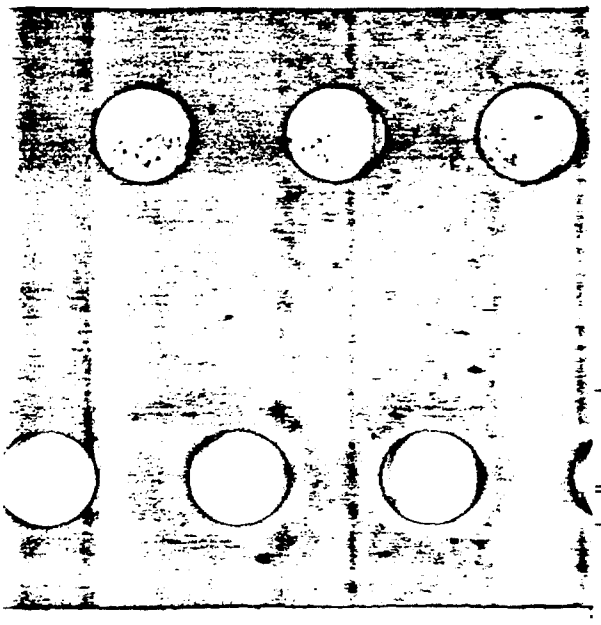
2-23-97
Commission Expiration

_____
Notary Public

94 MAR -1 AM 9:36
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

22178
IDENTIFICATION REFERENCE

2753 03/01 0101 03CHECK 234.70



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

RECEIVED OF _____

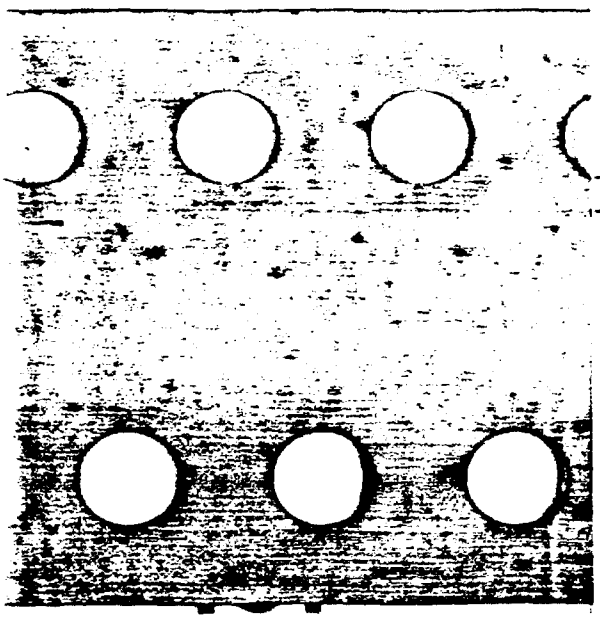
FOR _____

BOOK 9262 PAGE 173

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	~~61000.00~~
			CON TX	225.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	234.70

CHECK 234.70
03/01/94 01 09:37 0001 5753



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 MAR -1 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
22178

No.761202