BOOK 9332 PAGE 661

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	91-7-225

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").

*** and wife, Gloria Goins**

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 improved property known as 5107 Kentucky Avenue, Nashville, TN 37209.

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, plat of record, and encumbrances 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, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 27th day of April, 1994.

94 MAY -3 PM 2:38
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
TITLE Sr. Vice President

By: _____
TITLE Assistant Secretary

45934
IDENTIF. ↑ REFERENCE

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

BEING LOTS NOS. 1014 and 1016 of Block Number 171 in Plan Number 1 of West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

SAID Lots front 15.0 feet each on the south side of Kentucky Avenue and extend back between parallel lines 150.0 feet to an alley showing on said alley 25.0 feet each.

BEING THE SAME PROPERTY conveyed to Ford Consumer Finance Company, Inc. by Successor Trustee's Deed from W. Keith Ransdell, Successor Trustee, of record in Deed Book 9312, page 927, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00.

Leroy Dennis Jr.
Affiant

Subscribed and sworn to before me this 29th day of April, 1994.

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 Lisa Baxter with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Sr. 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 Sr. Vice President and Lisa Baxter 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 Sr. Vice President, and attesting the same by the said Lisa Baxter as such Assistant Secretary.

Witness my hand and official seal at office at Irving, Texas, on this the 27th day of April, 1994.

Notary Public Angela C. Groves

My Commission Expires: 3-16-98

Angela C. Groves
Notary Public, State of Texas
My Comm. Expires 03/16/98

THIS INSTRUMENT PREPARED BY:

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1557 05/03 0101 03CHECK 151.75

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

RECEIVED OF _____

FOR _____

BOOK 9332 PAGE 664

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 37500.00
				CON TX 138.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 151.75
				CHECK 151.75

05/03/94 01 14:37 0001 1557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45934
IDENTIF. ← REFERENCE

94 MAY -3 PM 2:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786644