95-28250

This Instrument Prepared By:
LAWYERS TITLE INSURANCE CORPORATION
424 CHURCH STREET, SUITE 200
NASHVILLE, TENNESSEE 37219

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $18,000.00
Affiant
Subscribed and sworn to before me this the 16th day of May, 1995
Notary Public My Commission Expires NOV 13 199
My Commission Expires:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Vickie Holmes, Trustee	Same	82-12-39
PO Box 24457		
Nashville TN 37202		

BOOK 9673 PG 775

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 16th day of May, 1995, by EMC MORTGAGE CORPORATION, a corporation existing under the laws of the State of Delaware and having its principal place of business at 222 W. Las Colinas Blvd., Irving, Texas 75039, hereinafter referred to as GRANTOR, to Vickie Holmes, Trustee for the 106 Neill Avenue Trust, hereinafter referred to as GRANTEE. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, a certain parcel of land in Davidson County, Tennessee, which is more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 133, on the plan of Neill S. Brown to East Nashville, as shown on plat of record in Book 57, page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Baing the same property conveyed to EMC Mortgage Corporation, a Delaware corporation, by Deed of Record in Book 9212, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining.

This is ( ) unimproved property.
(X) improved property known as 106 Neill Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple forever.

AND, the Grantor hereby covenants with Grantee that it is lawfully seized of said land in fee simple; and it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and the corporate seal to be hereto affixed, by its proper officers duly authorized so to do, this the 16th day of May, 1995.

EMC MORTGAGE CORPORATION

BY:
Typed Signature: R E ADAMS
Title: ASSISTANT VICE PRESIDENT

ATTEST:
SHERRI WILSON
ASSISTANT SECRETARY

CORPORATE SEAL 1990 DELAWARE

95 MAY 17 AM 9:4 FELIX A. ... REGIS DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 61390

STATE OF TEXAS
COUNTY OF DALLAS

BOOK 9673 PG 773

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared R E ADAMS ~~ASSISTANT VICE PRESIDENT~~ and SHERRI WILSON ASSISTANT SECRETARY, known to me to be the _____ and the _____ of the Corporation named as Grantor in the foregoing deed, and are personally known to me or proved to me upon satisfactory evidence, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal for said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this the 15 day of May, 1995.

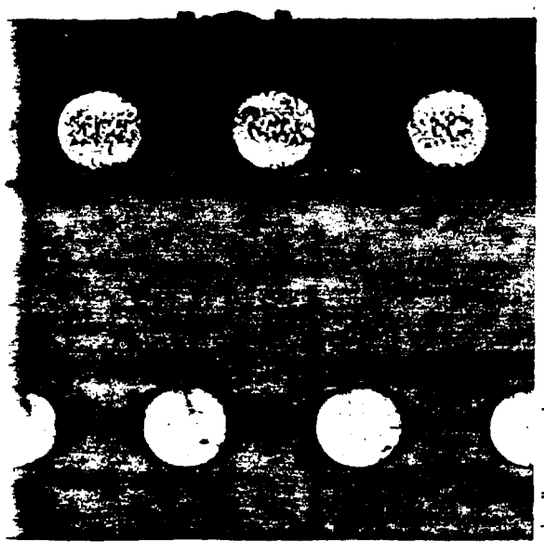
RUTH A. HAMILTON
Notary Public, State of Texas
My Commission Expires 02-01-99

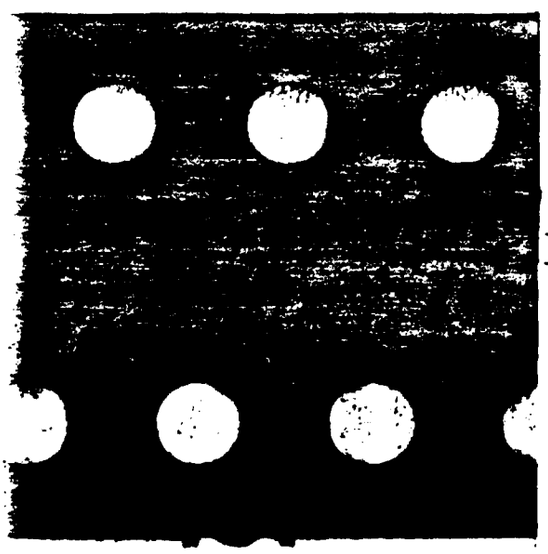
Ruth A. Hamilton
Notary Public

My Commission Expires: 2-1-99
(Affix Seal)

My Commission Expires:_____

1699 05/17 0101 CHECK 75.00





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

RECEIVED OF _____

FOR _____

BOOK 9673 PG 777

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	18000.00
CON TX	66.60
PRFEE	1.00
MDEED	8.00
TOTAL	75.60
CHECK	75.60

05/17/95 01 09:46 0001 1699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61390
IDENTIF. # REFERENCE

95 MAY 17 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911062