This Instrument Prepared by: Mark H. Anderson, Attorney
P. O. Box 17124
Nashville, TN 37217

Box 5

BOOK 9833PG193

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP: 92-03
James Urmston Rust	James Urmston Rust	PARCEL: 163.00
2219 Albion Street	3410 Hobson Pike	
Nashville, Tennessee 37208	Hermitage, Tennessee 37076	

For and in consideration of the sum of $24,500.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Money Store/Tennessee, Inc., hereinafter Grantors, have bargained and sold, and by these presents do transfer and convey unto James Urmston Rust, married, hereinafter called Grantee, his 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. 2 in the plan of a subdivision of Lot No. 3 of the Harding Lytle Tract, a plan of which is of record in Book 547, page 72, of the Register's Office for Davidson County, Tennessee, said Lot No. 2 fronts 50 feet on the south side of Albion Street and runs back between parallel lines 161.6 feet to an alley.

Being the same property conveyed to The Money Store/Tennessee, Inc. By Substitute Trustee's Deed from Mark A. Ellmore, Jr., as Substitute Trustee, dated September 06, 1994, recorded September 14, 1994, of record in Book 9464, page 608, in the Register's Office for Davidson County, Tennessee.

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 Grantees, their successors 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 Grantees, their successors 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. Grantees have 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 26th day of September, 1995.

The Money Store/Tennessee, Inc.

By: _____
NAME: Diane J. Mansolillo
TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $24,500.00.

_____
Affiant
By:

Subscribed and sworn to before me this 26th day of September, 1995.

3/27/99
My Commission expires:

_____
Notary Public

STATE OF Georgia
COUNTY OF Paulding

Before me, Jana Arnold a Notary Public in and for the State and County aforesaid, personally appeared Diane J. Mansolillo with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of The Money Store/Tennessee, Inc. a corporation, and that he as such Vice-President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Dallas, GA this 26th day of September, 1995.

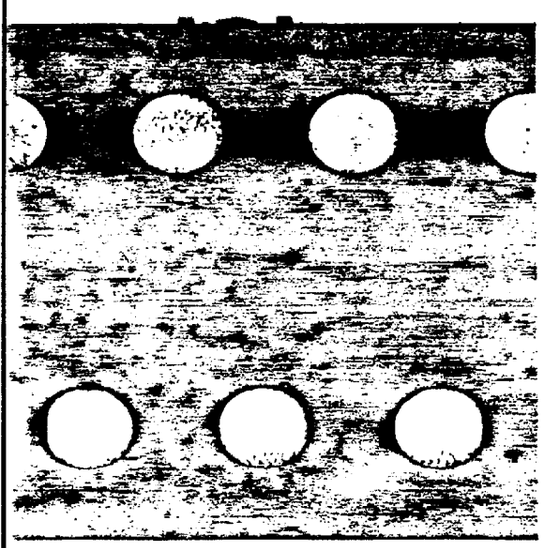
_____
Notary Public

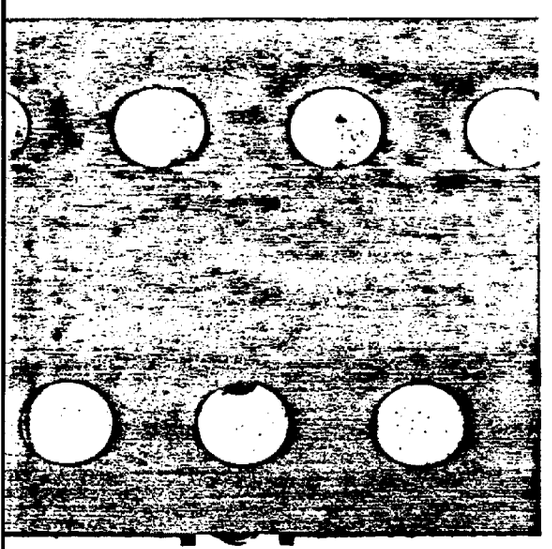
Commission Expires: Notary Public, Paulding County, Georgia. My Commission Expires October 26, 1998

3B06 10/20 0101 03CHECK 99.65

95 OCT 20 AM 8:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

01114082
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9833 PG 195

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 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 8.00
TOTAL 99.65
CHECK 99.65

10/20/95 01 08:16 0001 8806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0114082
IDENTIF. # REFERENCE

95 OCT 20 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 967513