Bx 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9889 PG 209

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Jess W Percival
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF December, 1995

NOTARY PUBLIC

My Commission expires: 1-10-98

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jess W. Percival, et ux	Jess W. Percival, et ux	Map 92-13
(NAME)	(NAME)	
3904 Elkins Avenue	3904 Elkins Avenue	Par. 115
(ADDRESS)	(ADDRESS)	
Nashville, Tenn. 37209	Nashville, Tennessee. 37209	11W-71225
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 40,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JESS W. PERCIVAL AND WIFE, DONNA S. PERCIVAL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 3 of Block No. 20 of the Charlotte Park Company's Second Addition, a plat of which is recorded in Book 57, pages 160 & 161, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the north side of Elkins Avenue and runs back between parallel lines northwardly 150 feet to an alley.

Being the same property conveyed to Associates Financial Services Company, Inc. by deed from Robert F. Doyle, Substitute Trustee of record in Book 9865, page 720, Register's Office for Davidson County, Tennessee.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim same by, through or under Associates Financial Services Company, Inc., but not otherwise. The improvements on the above described property are being sold in "AS IS" condition.

This is unimproved ( ) improved (X) property, known as 3904 Elkins Avenue, Nashville, Tennessee. 37209
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 13th day of December, 19 95.

Associates Financial Services Company, Inc.

by: M. B. McCoy Vice-President

Mary Ott, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9889 PG 210

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

0132238

IDENTIF. FOR RECHECK

95 DEC 15 AM 9:34

FEE $ WILLIAMSON CO. TN.
DAVIDSON COUNTY TN.

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of DALLAS }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared M. B. McCoy, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Vice-President of Associates Financial Services Company, Inc., the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

Witness my hand and official seal at office this 13th day of December, 19 95.

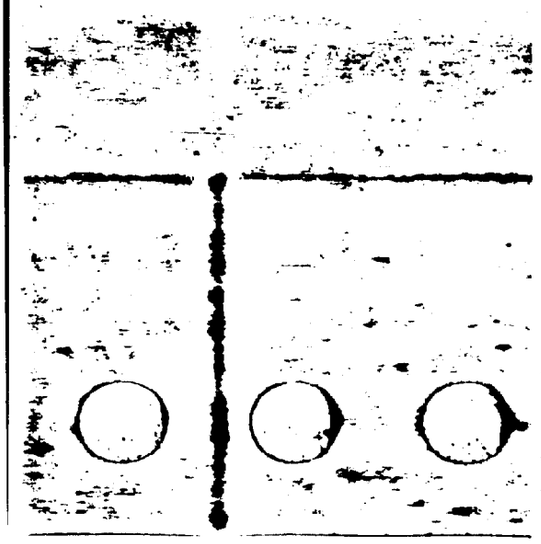
My Commission expires:

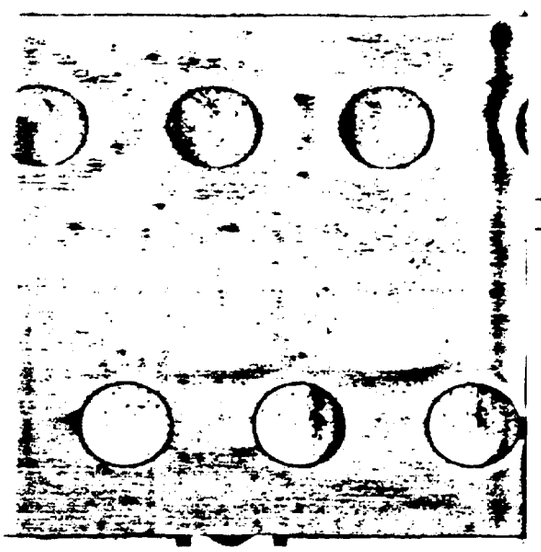
BARBARA M. YOUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Younker
Notary Public

12/15 01:13PM CHECK

157-00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9889 PG 211

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

12/15/95 01 09:34 0001 8504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132238
IDENTIF. ↑ REFERENCE

95 DEC 15 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986952