Box 40-B

OLD REPUBLIC

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

BOOK 9934 PG 956

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

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Robert F. Doyle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF January, 1996

Johnnie L. Lukens
NOTARY PUBLIC

My Commission expires: 11-22-97

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
Leroy Goins, Jr. (NAME)	Leroy Goins, Jr. (NAME)	Map 71-15
540 Nawakwa Trail (ADDRESS)	540 Nawakwa Trail (ADDRESS)	Par. 304
Nashville, Tennessee. 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37115 (CITY) (STATE) (ZIP)	20W-13475

SPECIAL
Warranty Deed

For and in Consideration of the sum of $ 20,000.00 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

LEROY GOINS, JR.

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 No. 110 on the Plat of Sharpe and Horn's Second Addition, as of record in Deed Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to ASSOCIATES FINANCIAL SERVICES COMPANY, INC. by deed from LEON F. HOLLIMAN AND WIFE PAMELA J. HOLLIMAN of record in Book 9896, page 755, said Register's Office.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the 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. The 1996 County Land Taxes have been prorated between the parties and the Grantee assumes and agrees to pay same when due and payable.

This is unimproved ( ) improved (X) property, known as 1217 Joseph Avenue, Nashville, Tennessee. 37207
(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. [illegible] 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 30th day of January, 19 96

Jean Jaffre

Vivian Torian

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: M. B. McCoy, Vice Pres.

Mary Ott, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9934 PG 957

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

0146209
IDENTIF. & REFERENCE

96 FEB -1 PM 2:03
FELICIA WILSON
DAVIDSON COUNTY

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 himself 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).

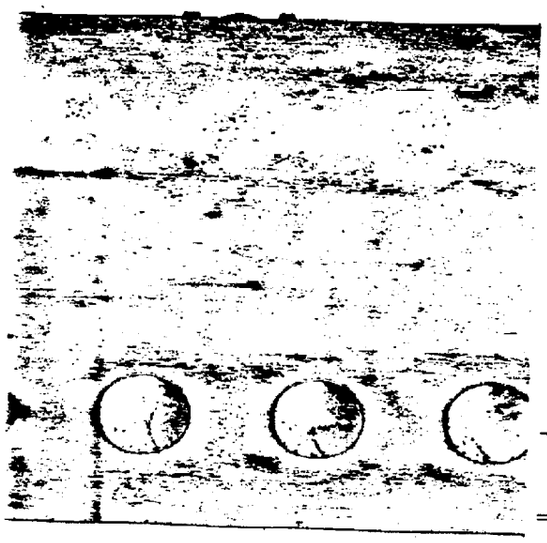
Witness my hand and official seal at office this 30th day of January, 19 96

My Commission expires:

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Yunker
Notary Public

1 031 03CHECK
BEE 00



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

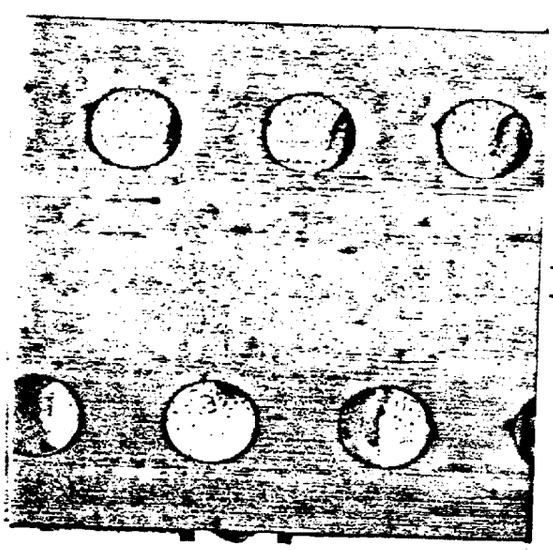
RECEIVED OF _____

FOR _____

BOOK 9934 PG 958

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

02/01/96 01 13:30 0001 3546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146209
IDENTIF. ↑ REFERENCE

96 FEB -1 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001787