SPECIAL WARRANTY DEED

BOOK 9940 PG 956

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
LeRoy Goins, Jr. 540 Nawakwa Trail Madison, TN 37115	Same as New Owner	Map 69 Par. 64

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, FORD CONSUMER FINANCE COMPANY, INC. ("Grantor"), has bargained and sold, and hereby transfers and conveys to LEROY D. 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").

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 1605 Elizabeth Road, Nashville, TN 37218.

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 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 30th. day of January, 1996.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
TITLE Asst. Vice President

By: _____
TITLE Asst. Secretary

0148115
IDENTIF. & REFERENCE

96 FEB -7 AM 11:12
FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN.

5571 02/07 0021 03CHECK 161.00

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

BOOK 9940 PG 957

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Highland and Rosemary E. Suprenant with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Asst. Vice President and Asst. Secretary respectively of the Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that Kevin Highland as such Asst. Vice President and Rosemary E. Suprenant as such Asst. 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 Kevin Highland as such Asst. Vice President, and attesting the same by the said Rosemary E. Suprenant as such Asst. Secretary.

Witness my hand and official seal at office at Irving, Texas on this the 30th day of January, 1996.

Angela C. Groves
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $40000.00.

LeRoy Goins Jr.
Affiant (LeRoy Goins, Jr.)

Subscribed and sworn to before me
this 31st day of January, 1996.

Deanie L. Gregory
Notary Public

My Commission Expires: 5-23-98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

EXHIBIT "A"

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 9, on the Map of J. J. Hozapfels Subdivision, Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, dated March 2, 1949, as follows:

BEGINNING on the northerly margin of Elizabeth Road, formerly Elizabeth Street, at a point 100 feet east of the property conveyed to Frank Dye and wife, by deed from J. J. Holzapfels and wife, of record in Book 1584, Page 528, Register's Office for said County, being the corner of Lots 9 and 10; thence with the line between said two lots, northerly 156.15 feet to the southerly line of R. Walter Cundall's property; thence with said line easterly 100 feet to the corner of Lots 8 and 9; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Elizabeth Road, formerly Elizabeth Street; thence with said Road westwardly 100 feet to the beginning.

Being the same property conveyed to FORD CONSUMER FINANCE COMPANY, INC. by Deed in Lieu of Foreclosure of record in Book 9817, Page 797, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9940 PG 959

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 20.00
~~TOTAL 169.00~~
~~CHECK 169.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/07/96 01 11:14 0001 5571

VOID
WDEED 20.00
WDEED 12.00
~~TOTAL 8.00~~
~~CHECK 8.00~~

02/07/96 01 11:14 0001 5572

Total $161.00

0148115
IDENTIF. & REFERENCE

96 FEB -7 AM 11:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1003793