BOOK 9960 PG 827

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
LEONEL G. PEREZ	Same as New Owners	Parcel No.
15 Lutie St.		119-6-350
Nashville, TN		
37210		

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 LEONEL G. PEREZ ("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 Grantees, their successors, heirs, and assigns forever.

This improved property known as 15 Lutie Street, Nashville, TN 37210

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

1996 taxes, Restrictive Covenants of record in Book 5110, Page 595; Book 5176, Page 649 and Book 5264, Page 398, Register's Office for Davidson County, Tennessee and any easements which may be of record in said Register's Office.

Grantor covenants with Grantees 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 Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 28th day of February, 1996.

0156411
IDENTIF. # REFERENCE

96 MAR -4 PM 2:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FORD CONSUMER FINANCE COMPANY, INC.

By: _____
TITLE Vice President

By: Rosemary J. Supreant
TITLE Assistant Secretary

4414 03/04 0101 03CHECK 246.10

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

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

BOOK 9960 PAGE 825

STATE OF TEXAS

COUNTY OF DALLAS

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

Witness my hand and official seal at office at Irving, Texas on this the 28th day of February, 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 $63,000.00.

X
Affiant (Leonel G. Perez)

Subscribed and sworn to before me this 29th day of February, 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

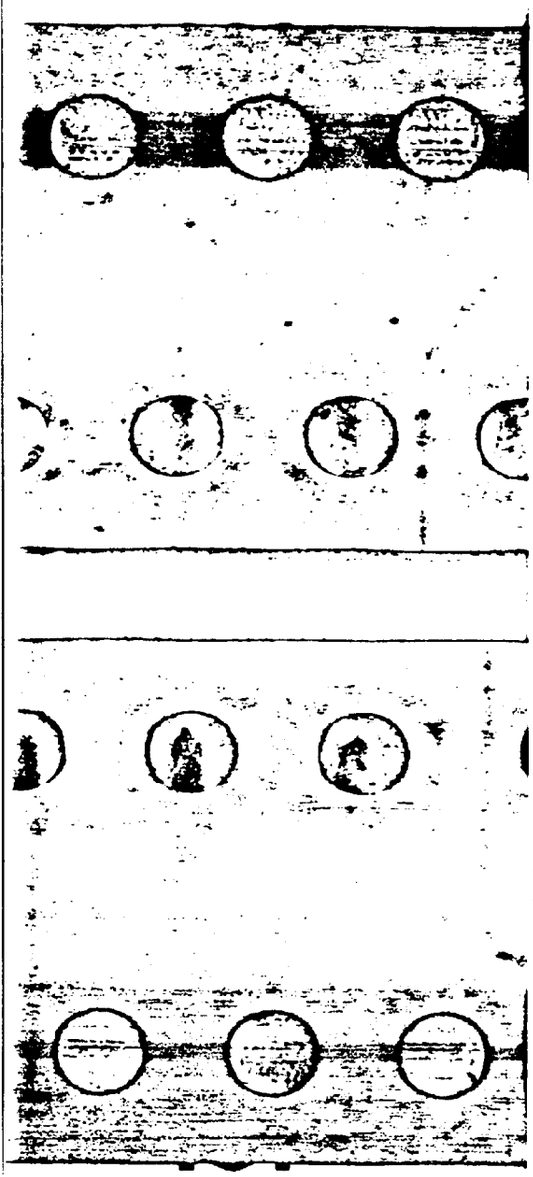
Mail

SCHEDULE "A"

BOOK 9960 PG 829

Land in Davidson County, Tennessee being Lot NO. 44 on the Plan of Rosewood Estates, Section 2 , as of record in Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee which deed is of record in Book 9942, Page 832, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 9966 PG 830

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 12.00
TOTAL 246.10
CHECK 246.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3001 4414

0156411
IDENTIF. ↑ REFERENCE

96 MAR -4 PM 2:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1012536