SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
DANNY KEITH ELLIS	Same as New Owners	Map 83-6
933 Gale Lane		Parcel 238
Nashville, TN 37204		23W-10085

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 **DANNY KEITH ELLIS** ("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 conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 1996, and any easements, notes, setback lines, etc. as may be set forth on the Plan of Olivia W. Sharpe's Addition to Nashville of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

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 28th day of March, 1996.

0166424
IDENTIFICATION REFERENCE

96 APR -2 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

FILED 04/02 0101 035 [illegible] 153.00

FORD CONSUMER FINANCE COMPANY, INC.

By: Rosemary T. Suprenant
TITLE Asst. Vice President

By: Christine Odom
TITLE Asst. Secretary

(see next page for notary acknowledgement)

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 1 and the westerly 45 feet of Lot No. 2 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 1 and 2 front together 50 feet on the northerly side of Eastland Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed of Record as of record in Book 9963, Page 470, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1703 EASTLAND AVENUE, NASHVILLE, TN 37206

BOOK 9999 PG 501

STATE OF TEXAS
COUNTY OF DALLAS

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

Witness my hand and official seal at office at Irving, Texas on this the 28th day of March, 1996.

Angela C. Groves
Notary Public Angela C. Groves

My Commission Expires: 3/16/98

NOTARY PUBLIC STATE OF TEXAS
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 $38,000.00.

Donna Williams
Affiant ~~xDonnaxKeithxRivers~~

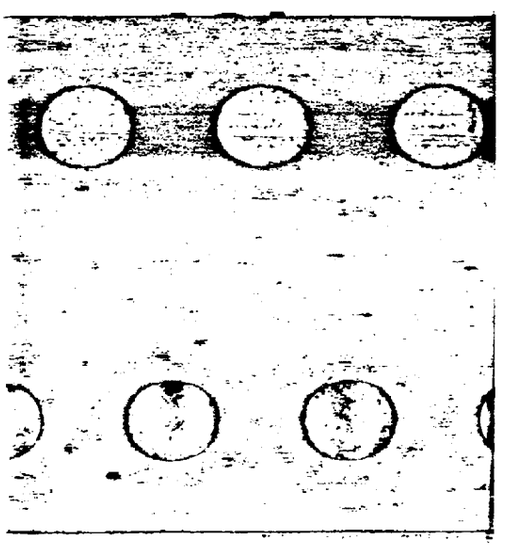
Subscribed and sworn to before me this 29th day of March, 1996.

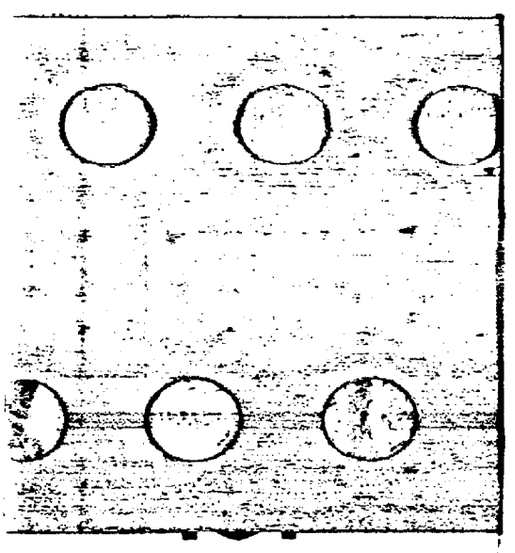
NOTARY PUBLIC STATE OF TENNESSEE LAW

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





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

RECEIVED OF _____

FOR _____

BOOK 9999 PG 502

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	38000.00
CON TX	140.60
PRFEE	1.00
MDEED	12.00
TOTAL	153.60
CHECK	153.60

04/02/96 01 10:41 0001 5.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166424
IDENTIF. & REFERENCE

96 APR -2 AM 10:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023182