Box 40-E

OLD REPUBLIC

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

BOOK 10012 PG 906

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF April, 19 96

Notary Public

My Commission expires: 1-15-98

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:
Fitzpatrick J. Fleenor, et al	Fitzpatrict J. Fleenor, et al	Map 82-11
(NAME)	(NAME)	
529 Tuscarora Drive	529 Tuscarora Drive	Par. 39
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee. 37013	Antioch, Tennessee. 37013	20W-00250
(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

FITZPATRICK J. FLEENOR AND PATRICK N. BARBER, both single persons

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

Being Lot No. 66 on the Map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 61 feet on the southerly side of Treutlan Street and runs back between parallel lines with the easterly margin of North 2nd Street 165 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 9829, page 927, 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 conveyance is made subject to Codes Letters from Metropolitan Government of record in Book 7341, page 382, and Book 8376, page 515, said Register's Office, copies of which are being given to the Grantees with the delivery of this deed.

unimproved ( )
This is improved (X) property, known as 200 Treutlan Street, 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. 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 9th day of April, 19 96.

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

By: _____
M. B. McCoy Vice-President

_____
Mary Ott, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10012 PG 907

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

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 herself as such officer (or partner).

Witness my hand and official seal at office this 9th day of April, 19 96.

My Commission expires:

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Yunker
Notary Public

96 APR 11 PM 3:41
LIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10012 PG 908

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

04/11/96 01 15:47 0001 9493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 APR 11 PM 3:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 017041 9

No. 1027461