Box 40-B

SEND TAX BILLS TO NEW OWNER:
Associates Financial Services Company, Inc.
300 Decker Drive, Suite 300
Irving, Texas. 75062

Map 83-1
Par. 165
27W-20475

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

BOOK 10026 PG 115

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the cancellation of a Lien as secured by Deed of Trust and the cancellaton of a Loan Agreement debt dated May 31, 1991, executed by Robert Edward Johnson and wife, Shirley A. Johnson in the Principal Balance of $27,697.65 plus finance charges, payable to the order of Associates Financial Services Company, Inc. said Deed of Trust being of record in Book 8365, page 91, conveying the within described realty to G. H. Pryor, Trustee, Register's Office for Davidson County, Tennessee. WE, ROBERT EDWARD JOHNSON AND WIFE, SHIRLEY A. JOHNSON, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto ASSOCIATES FINANCIAL SERVICES COMPANY, INC. hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

3934 04/25 0101 03CHECK 114.26

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 14 on the Map of W. H. Hyronemus Addition to East Nashville, of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Robert Edward Johnson and wife, Shirley A. Johnson by deed from Ora Warren Webb, a widow of record in Book 4831, page 255, Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 Granada Avenue, Nashville, Tennessee. 37206.

Associates Financial Services Company, Inc. joins in this instrument for the purpose of acknowledging the cancellation of the lien and debt referred to above, and does hereby cancel the said Lien and debt of record in Book 8365, page 91, said Register's Office. The Grantee assumes and agrees to pay all outstanding land taxes that are a lien against the land herein conveyed.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

BK 10026 PG 116

WITNESS our hands this 24th day of April, 1996.

Robert Edward Johnson — Shirley A Johnson

ROBERT EDWARD JOHNSON — SHIRLEY A. JOHNSON

WITNESS its hand this 23rd day of April, 1996.

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: F E T
VICE-PRESIDENT

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Edward Johnson and Shirley A. Johnson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 1996.

Notary Public
Commission Expires: 11/09/97

STATE OF TEXAS
County of Dallas

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared F.E. Troncone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be the Vice President of Associates Financial Services Company, Inc., the within named bargainor, a corporation and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as such officer.

Witness my hand and official seal at office this 23rd day of April, 1996.

Notary Public
Commission Expires: 5-19-97

STEPHEN J. VITALE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-19-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10026 PG 117

The actual consideration or value, whichever is greater, for this transfer is $26,286.28.

Robert H Taylor

Affiant

Subscribed and sworn to before me, this 24th day of April, 1996.

Johnnie L Lukens

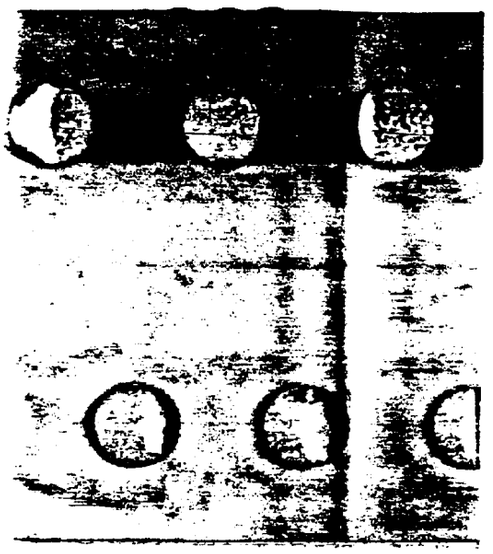
Notary Public

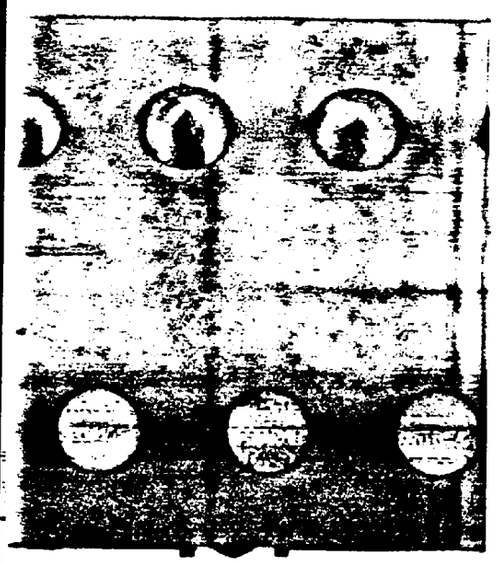
Commission Expires: 11-22-97



01 74 706
IDENTIFICATION/REFERENCE

96 APR 25 AM 9:15
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10026 PG 118

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 26286.28
				CON TX 97.26
				PRFEE 1.00
				WDEED 12.00
				M RELS 4.00
				TOTAL 114.26
				CHECK 114.26
			04/25/96 01	09:17 0001 3934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174706
IDENTIF. & REFERENCE

96 APR 25 AM 9:15

REGISTER
DAVIDSON COUNTY, TN.

No. 1031999