book 10031 pg 76

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
REGINALD JONES AND THERESA R. JONES	SAME AS NEW OWNERS	81-10-112

2515 Santi Ave.

Nashville, TN 37208

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 REGINALD JONES AND wife THERESA R. JONES*("Grantees), their 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").

*a/k/a Reginald R. W. Jones and wife, Theresa R. W. Jones

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 2515 Santi Avenue, Nashville, TN. 37208

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

Property taxes for 1996, any and all restrictions, easements, setback lines, etc. which may be shown on plat of Cobb's Subdivision of record in Book 161, Page 155, 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 24th day of APRIL, 1996.

FORD CONSUMER FINANCE COMPANY, INC.

By: Rosemary J. Sigmund

TITLE Assistant Vice President

By: Christine Olson

TITLE Assistant Secretary

0176286
IDENTIF. ↑ REFERENCE

96 APR 30 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

BOOK 10031 PG 77

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 Assistant 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 25th day of APRIL, 1996.

Angela C. Groves
Notary Public

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

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,000.00.

Reginald R. Lu Jones
(Affiant) Reginald Jones

Subscribed and sworn to before me this 25th day of APRIL, 1996.

Deanie L. Gregory
Notary Public

My Commission Expires: 5/23/98

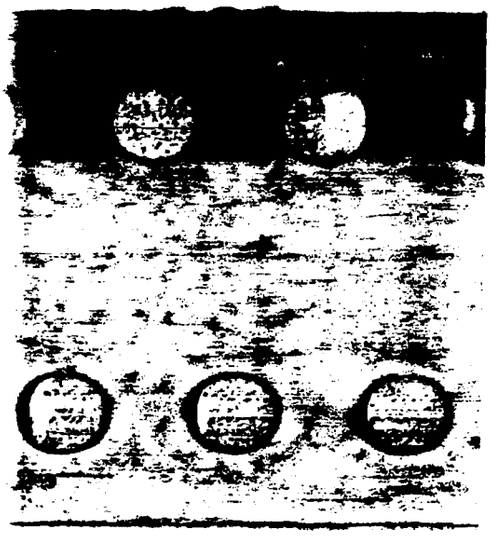
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

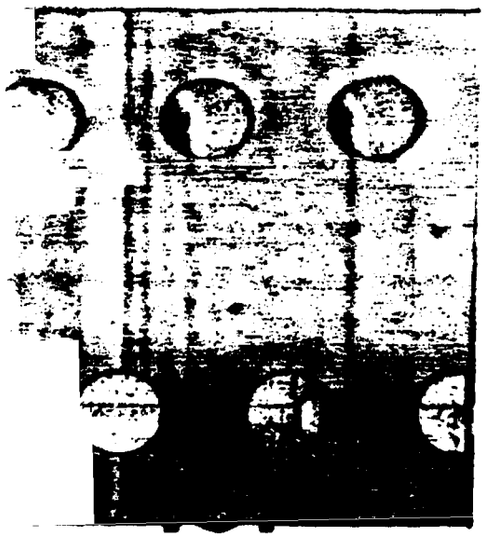
5690 04/30 0101 03CHECK 109.20

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to FORD CONSUMER FINANCE COMPANY, INC. by Trustee's Deed of record in Book 9978, Page 649, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 79

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	26000.00
			CON TX	96.20
			PRFEE	1.00
			MDEED	12.00
			TOTAL	109.20
			CHECK	109.20
04/30/96	01		10:49 0001	5690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176286
IDENTIF. # REFERENCE

96 APR 30 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033734