SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Hart Appraisal Services, Inc. 2621 Windemere Drive Nashville, TN 37214	Same as New Owners	94-1-244

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, SOURCE ONE MORTGAGE SERVICES CORPORATION, ("Grantor"), has bargained and sold, and hereby transfers and conveys to HART APPRAISAL SERVICES, INC. ("Grantee")(s), its 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(s), its successors, heirs, and assigns forever.

This improved property known as 902 South 13th Street, Nashville, TN 37206.

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

1996 taxes, Any Notes, easements, and/or setback lines for the plan of Mabelle Subdivision, as may be of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee(s) 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(s), its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 22nd day of May, 1996.

SOURCE ONE MORTGAGE SERVICES CORPORATE SEAL DELAWARE

SOURCE ONE MORTGAGE SERVICES CORPORATION

By: _____
TITLE DENISE C. BLIVEN-SIRKO
ASSISTANT VICE PRESIDENT

By: _____
TITLE _____

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF MICHIGAN

COUNTY OF OAKLAND

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Denise C. Bliven-Sirko and ---------- with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Vice President and ---------- respectively of Source One Mortgage Services Corporation, the within named bargainor, a corporation, and that Denise C. Bliven-Sirko as such A.V. President and ---------- as such ---------- being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Denise C. Bliven-Sirko as such Assistant Vice President, and attesting the same by the said ---------- as such ----------.

Witness my hand and official seal at office at Farmington Hills, Michigan, on this the 22nd day of May, 1996.

Notary Public

CLAUDIA J. WLEZNIAK
Notary Public, Oakland County, Michigan
My Commission Expires January 24, 1998

My Commission Expires: ----------

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00.

HART APPRAISAL SERVICES, INC.
by: Dan Hart, President
Affiant

Subscribed and sworn to before me this 28th day of May, 1996.

Notary Public

My Commission Expires: 5/23/96

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

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 23 on the Plan of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

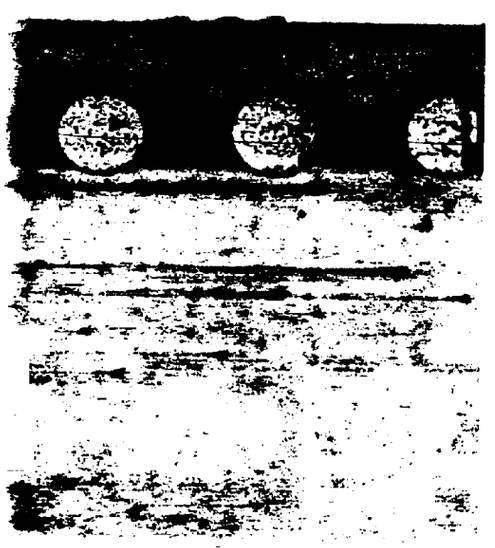
Said Lot No. 23 fronts 49.5 feet on the westerly margin of South 13th Street and extends back 138.5 feet on the northerly line and 136.4 feet on the southerly line to a dead line in the rear, measuring 49.7 feet thereon.

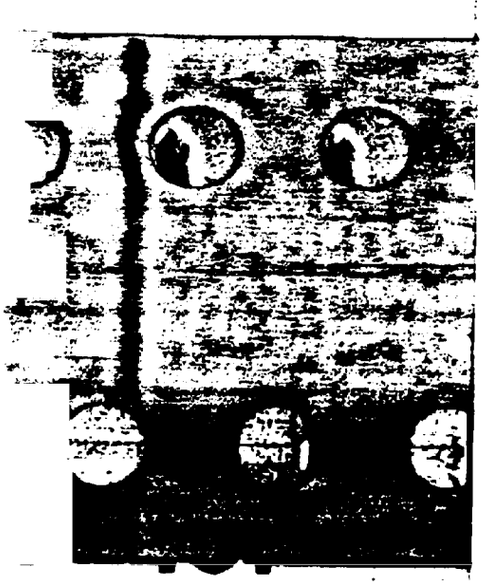
BEING the same property conveyed to Source One Mortgage Services Corporation by Substitute Trustee's Deed of record in Book 10039, Page 39, Register's Office for Davidson County, Tennessee.

0186865
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 12:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7130 05/30 0101 03CHECK 112.90





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 316

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 112.90
				CHECK 112.90
			05/30/96 01	12:40 0001 7130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186865 IDENTIF. ← REFERENCE

96 MAY 30 PM 12:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1045033