Box 40-B

OLD REPUBLIC

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

BOOK 10068 PG 966

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF May, 19 96

NOTARY PUBLIC

My Commission expires: 2-22-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tenn. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leland D. Watts (NAME)	Leland D. Watts (NAME)	Map 82-12
6744 Quiet Lane (ADDRESS)	6744 Quiet Lane (ADDRESS)	Par. 215
Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	19W-01480

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 35,000.00 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 OF TENNESSEE, INC.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

LELAND D. WATTS

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

Land in Davidson County, Tenenssee, being Lot No. 41 and the easterly 15 feet of South 9th Street that lies parallel to Lot No. 41 on the Plan of Neil S. Brown Property of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 and part of said Street adjoin and front together 65 feet on the southerely margin of Ramsey Street (formerly Georgia Street and formerly Silverdeen Place) and runs back 170 feet to a line in the rear which measures 65 feet thereon.

Being the same property conveyed to ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC. by deed from ROBERT F. DOYLE, SUBSTITUTE TRUSTEE of record in Book 9955, page 895, 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 of Tennessee, 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 is unimproved ( ) improved (X) property, known as 900 Ramsey Street, Nashville, Tennessee. 37206
(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 unincumbered 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 30th day of May, 19 96.

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY: _____
M. B. McCoy Vice-President

_____
D. K. Lowder, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10068 PG 967

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

7545 05/31 01:01 03CHECK 138.50

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

96 MAY 31 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01875222

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 herself to be the Vice Pres. of Associates Financial Services Company of Tennessee, 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 her self as such officer (or partner).

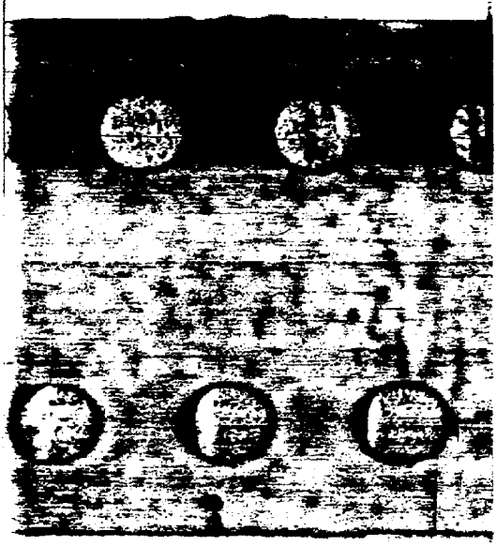
Witness my hand and official seal at office this 30th day of May, 19 96.

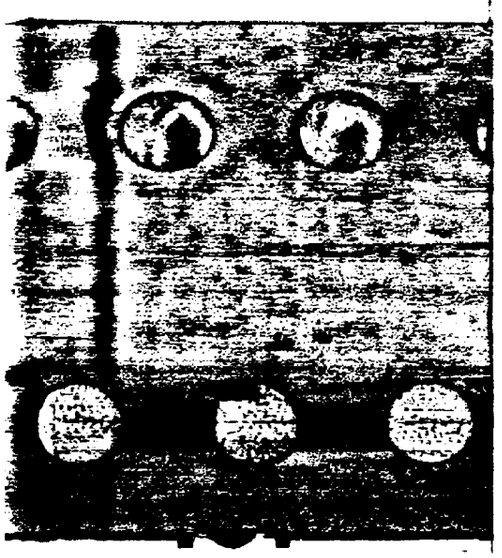
My Commission expires:

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Yunker
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____ BOOK 10068 PG 968

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
			05/31/96 01	15:17 0001 7845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187522
IDENTIF. # REFERENCE

96 MAY 31 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045739