Box 40-B

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

Map 133-2
Par. 240

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

DEED IN LIEU OF FORECLOSURE BOOK 10152 PG 356

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 February 5, 1995, executed by Alice Mai Swain, now Alice Mai Swain Copeland and husband, Billy J. Copeland in the Principal Balance of $35,635.18 plus finance charges, payable to the order of Associates Financial Services Company, Inc. said Deed of Trust being of record in Book 9593, page 658, conveying the within described realty to Karen Taylor, Trustee, Register's Office for Davidson County, Tennessee. We, ALICE MAI SWAIN, now COPELAND, and husband, BILLY J. COPELAND, 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:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 203 and the easterly 6 feet 2 inches of Lot No. 205 on the map of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for said County.

Said part of said lots adjoin and front together 46 feet 2 inches on the north side of Raymond Street and runs back between parallel lines, along a fence, 150 feet to an alley.

Being the same property conveyed to Lee E. Swain and wife, Alice Mai Swain by deed from Pearle T. Bean, a widow of record in Book 4502, page 928, Register's Office for Davidson County, Tennessee. The said Lee E. Swain having since died.

This is improved property known as 203 Raymond Street, Nashville, Tennessee. 37211

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 9593, page 658, 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.

BOOK 10152 PG 357

WITNESS my hand this 11th day of June, 1996.

Alice Mai Copeland
ALICE MAI SWAIN COPELAND

Billy J Copeland
BILLY J. COPELAND

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: F E T
F.E. Troncone Vice-President

STATE OF TENNESSEE
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alice Mai Swain Copeland and Billy J. Copeland, 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 11th day of June, 1996.

BARBARA VANATTA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Barbara Vanatta
Notary Public
Commission Expires: 10-25-99

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 **his** 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 **his** self as such officer.

Witness my hand and official seal at office this 8th day of August, 1996.

BARBARA M. YUNKER NOTARY PUBLIC MY COMMISSION EXPIRES August 8, 1997

Barbara M Yunker
Notary Public
Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10152 PG 358

The actual consideration or value, whichever is greater, for this transfer is $ 32,500.00 .

Robert Hoyle
Affiant

Subscribed and sworn to before me, this 9th day of August, 1996.

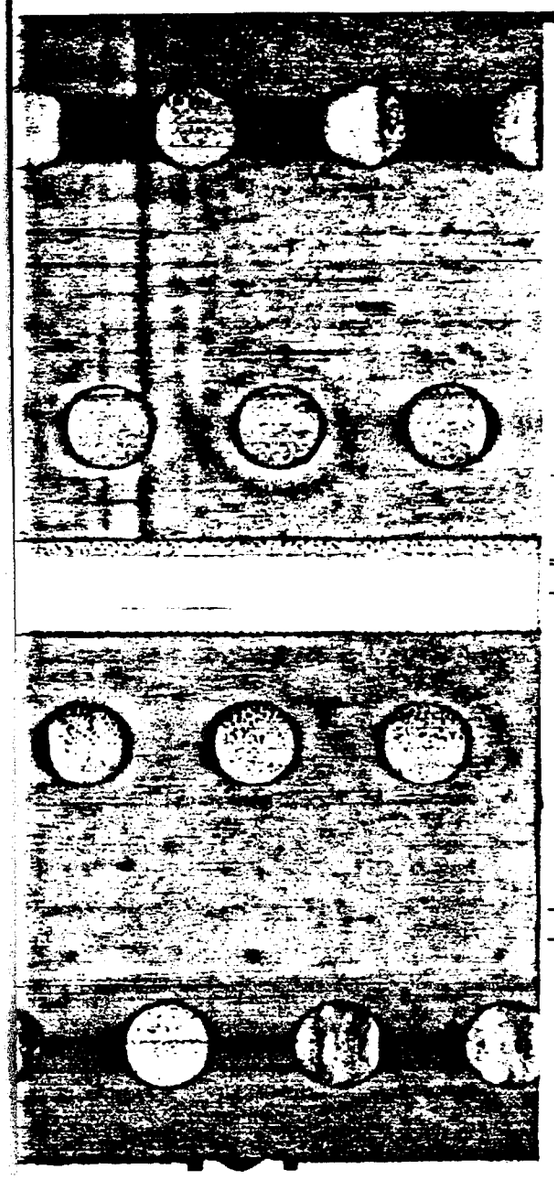
Notary Public
Commission Expires: 11-22-96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02 13182
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5572 08/09 0101 03CHECK 133.25



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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 359

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 32500.00
				CON TX 120.25
				PRFEE 1.00
				MDEED 12.00
				TOTAL 133.25
				CHECK 133.25
08/09/96	01			13:20 0001 5572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213182
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018169