Box 40-B

BOOK 10206 PG 184

OLD REPUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Lester C McClain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF September 1996

My Commission expires: 5/26/2000

THIS INSTRUMENT PREPARED BY

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lester C. McClain	Lester C. McClain	Map 59-5
(NAME)	(NAME)	
305 Long Valley Road	305 Long Valley Road	Par. 256
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	13DA-40300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 59,000.00 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, INC.

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

LESTER C. McCLAIN

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, Tennessee, being Lot No. 261 on the Plan of Buena Vista Estates, Section 6, as of record in Plat Book 4460, page 85, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Associates Financial Services Company, Inc. by deed from Robert F. Doyle, Substitute Trustee of record in Book 10181, page 391, 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, 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.

3899 09/27 0101 03CHECK 227.30

unimproved ( )
This is improved (X) property, known as 3045 Sunnyview Drive, Nashville, TN 37218
(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 unencumbered, unless otherwise herein noted. 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 25th day of September, 19 96.

ASSOCIATES FINANCIAL SERVICES COMPANY, INC.

BY: S Hildreth
Asst. Vice-President
S. Hildreth

D. K. Lowder, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 10206 PG 185

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

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

FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN.
96 SEP 27 PM 3:21
IDENTIF. & REFERENCE
0230351

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of DALLAS }

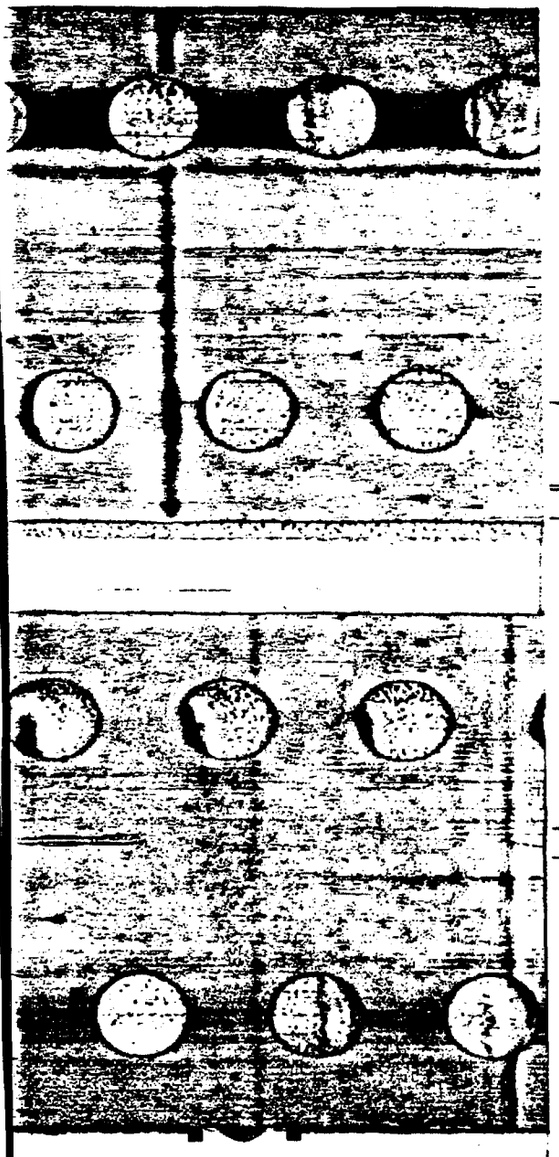
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared S. Hildreth, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Asst. Vice-President of Associates Financial Services Company, 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 25th day of September, 19 96.

My Commission expires:

_____ Barbara M. Yunker
Notary Public

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997



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

RECEIVED OF _____

FOR _____ BOOK 10206 PG 186

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

09/27/96 01 15:24 0001 3899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230351
IDENTIF. # REFERENCE

96 SEP 27 PM 3:21

FELIX Z. WILSON, II REGIST
DAVIDSON COUNTY, TN.

No. 1036298