0268608

IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

97 JAN 31 AM 9:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Name and Address of New Owner(s):
ANTOINE D. JOHNSON and wife, JENNIFER H. JOHNSON, AND LAWANDA JOHNSON
1736 21st Avenue North
Nashville, TN 37209

Send Tax Bills to:
Same as New Onwer

Map and Parcel Nos.
Map 81-11
Parcel 103

BOOK 10334 PG 413

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 **ANTOINE D. JOHNSON AND WIFE, JENNIFER H. JOHNSON, * AND LAWANDA JOHNSON, ****** ("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").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

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

Property taxes for 1997, any and all easements, setback lines, etc. which may be shown on the Plan of the Subdivision of LOT NO. 5 OF THE BOSLEY LANDS, AS OF RECORD IN BOOK 38, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and any and all restrictions that may be of record in the 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 Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 22nd day of JANUARY, 1997.

*** tenants by the entirety as to a 1/2 undivided interest and tenants in common with LaWanda Johnson.**

FORD CONSUMER FINANCE COMPANY, INC.

By: Mary K. Kinsey

TITLE Mary K. Kinsey, Jr. Vice-President

By: D.K. Lowder

TITLE D.K. Lowder, Asst. Secretary

**** tenant in common with Antoine and Jennifer Johnson as to a 1/2 undivided interest.**

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

BOOK 10334 PG 414

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mary K. Kinsey and D.K. Lowder with whom I am personally acquainted and who upon _____(his, her, their) oath(s) acknowledged herself (himself, herself, themselves) to be the Sr. Vice-President and Asst. Secretary and _____ respectively of the Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that Mary K. Kinsey as such Sr. Vice-Pres. and D.K. Lowder as such Asst. 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 Mary K. Kinsey as such Sr. Vice-President, and attesting the same by the said D.K. Lowder as such Asst. Secretary.

Witness my hand and official seal at office at Irving, Texas this the 22 day of JANUARY, 1997.

Lynnette A Schedler
Notary Public

My Commission Expires: 11/08/00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Mary K Kinsey
Affiant

Subscribed and sworn to before me this 22 day of January, 1997.

Lynnette A Schedler
Notary Public

My Commission Expires: 5/23/98

FORD CONSUMER FINANCE INC SEAL 1967

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

BOOK 10334 PG 415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 36,900.

Affiant

Subscribed and sworn to before me
this 24th day of January, 1997.

Notary Public

My Commission Expires: 5/23/98

EXHIBIT "A"

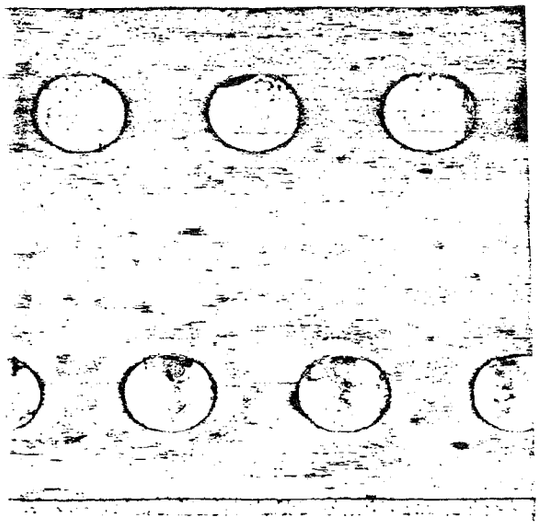
Land in Davidson County, Tennessee, being part of Lots Nos. 262 and 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands, as of record in Book 38, Page 431, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, dated September 5, 1944, as follows:

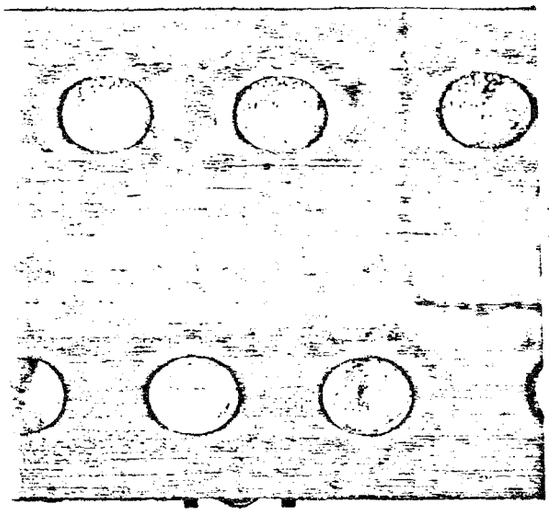
BEGINNING at a point on the east margin of 21st Avenue North 16.3 feet south of the common corner of Lots Nos. 262 and 263; thence easterly 119.5 feet to a point; thence northerly 37.5 feet to a point; thence westerly 119 feet to a point in the easterly margin of 21st Avenue North at a point 25.7 feet south of the common corner of Lots 263 and 264; thence southerly along the easterly margin of 21st Avenue North 40.6 feet to the point of beginning.

Being the same property conveyed to Ford Consumer Finance Company, Inc. by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee of record in Book 9739, Page 687, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1736 21ST AVE. NORTH, NASHVILLE, TN 37208

9612 01/31 0101 03CHECK 153.53





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

RECEIVED OF _____

FOR _____

BOOK 10334 PG 417

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 36900.00
				CON TX 136.53
				PRFEE 1.00
				WDEED 16.00
				TOTAL 153.53
				CHECK 153.53
			01/31/97 01	09:26 0001 9612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268608
IDENTIF. & REFERENCE

97 JAN 31 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112071