RECORDERS MEMO
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27-B

SPECIAL WARRANTY DEED

10804 PG 349

Name and Address of New Owner(s):

Send Tax Bills to: SAME AS NEW OWNER

Map and Parcel Nos.: MAP 59-6 PARCEL 45

Johnnie Y. Mitchell
724 Troy Drive, Nashville, TN 37207

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ASSOCIATES FINANCIAL SERVICES COMPANY, INC., f/k/a FORD CONSUMER FINANCE COMPANY, INC. ("Grantor"), has bargained and sold, and hereby transfers and conveys to Johnnie Y. Mitchell, unmarried ("Grantee(s)"), her 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 said Grantee(s), her successors, heirs, and assigns forever.

This is improved property known as 724 TROY DRIVE, Nashville, Tennessee, 37207.

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

1998 taxes; all matters as set forth on the Plan of Ewing Valley, Section 1, as of record in Plat Book 4300, Page 167, Restrictions contained in Instrument of record in Book 4601, Page 374, 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), her successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 17th day of February, 1998.

ASSOCIATES FINANCIAL SERVICES
COMPANY, INC. f/k/a
FORD CONSUMER FINANCE COMPANY, INC.

By: S. Hildreth
TITLE S. Hildreth, Vice President

By: Barbara M. Yunker
TITLE Barbara M. Yunker, Asst. Secretary

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

98 FEB 23 PM 12:10

04035508

02/23 0101 03CHECK 29.20

BOOK 10804 PG 350

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared S. Hildreth and Barbara M. Yunker with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Vice President and Asst. Secretary respectively of the Associates Services Company, Inc., f/k/a Ford Consumer Finance Company, Inc. the within named bargainor, a corporation, and that S. Hildreth as such Vice President and Barbara M. Yunker 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 S. Hildreth as such Vice President, and attesting the same by the said Barbara M. Yunker as such Asst. Secretary.

Witness my hand and official seal at office at Irving, Texas on this the 17th day of February, 1998.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC STATE OF TEXAS
Laura A. Williams
Notary Public, State of Texas
My Comm. Expires 10/19/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76,000.00

Affiant

Subscribed and sworn to before me this 19th day of February, 1998.

Notary Public

My Commission Expires: 5/23/98

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

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

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EXHIBIT "A"

BOOK 10804 PG 351

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Ewing Valley, Section 1, as of record in Book 4300, Page 167, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

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 10727, Page 274, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 724 TROY DRIVE, NASHVILLE, TN 37207.

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

RECEIVED OF _____

FOR _____

BOOK 10804 PG 352

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

DAMT 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 12.00
TOTAL 294.20
CHECK 294.20

02/23/98 01 12:08 0001 6412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403508
IDENTIFICATION REFERENCE
98 FEB 23 PM 12:10

No. 1256894