Box 40-1

OLD REPUBLIC

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

BOOK 11453 PG. 451

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF April, 19 99

NOTARY PUBLIC

My Commission expires: 10/28/2001

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney (NAME) 613 Woodland St., Nashville, TN. 37206 (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Lynn Batey (NAME)	William Lynn Batey (NAME)	Map 72-9
941 Oneida Ave. (ADDRESS)	941 Oneida Ave. (ADDRESS)	Parcel 54
Nashville, TN. 37207 (CITY) (STATE) (ZIP)	Nashville, TN. 37207 (CITY) (STATE) (ZIP)	12DA-46115

SPECIAL

Warranty Deed

For and in Consideration of the sum of $ 38,500.00 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 OF AMERICA, INC.

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

WILLIAM LYNN BATEY, a single person

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 the Northerly part of Lot No. 111 on the map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 111 fronts 64 feet on the northerly side of Oneida Avenue and runs back between lines 136.7 feet on the westerly line and 156 feet on the easterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Associates Financial Services of America, Inc. by deed from Robert F. Doyle, Successor Trustee of record in Book 11391, page 976, said Register's Office.

Notwithstanding anything to the contrary contained herein, seller shall warrant and defend title only against title defects (if any) which originated while seller held title to the subject property. The improvements on the above described property are being sold in "AS IS" condition.

This is improved (X) unimproved ( ) property, known as 941 Oneida Ave., Nashville, TN. 37207 (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 27th day of April, 19 99.

ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC.

BY: V. K. Lowder, Vice Pres.

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

INDIVIDUAL ACKNOWLEDGMENTS:

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

99 APR 29 PM 2:33

05802265

IDENTIFICATION REFERENCE

ALL GRANTOR'S REGISTER DAVIDSON COUNTY, TN.

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

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 D. K. Lowder, 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 Vice-President of Associates Financial Services of America, 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 27th day of April, 1999.

My Commission expires:

BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 2001

Barbara M. Yunker
Notary Public

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11453 PG. 453

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0580265

INDEXING & REFERENCE

99 APR 29 PM 12:33

CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

CAMT	38500.00
CON TX	142.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	153.45
CHECK	153.45

04/29/99 01 14:35 0001 8961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453675