THIS INSTRUMENT PREPARED BY:
Mary Beth Devlin, Attorney at Law
Horan & Associates
6363 Woodway, Suite 900
Houston, Texas 77057

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into by and between SOUTHMARK MORTGAGE CORPORATION OF AMERICA, which acquired title as SOUTHMARK MORTGAGE CORPORATION OF AMERICA-COLWELL DIVISION, a Nevada corporation (hereinafter referred to as the Seller) acting herein by and through its duly authorized officer and GERALD STEPHENSON (hereinafter referred to as the Buyer), its heirs and assigns.

W I T N E S S E T H

FOR AND IN CONSIDERATION of the sum of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00), cash in hand paid by the Buyer and receipt of which is hereby acknowledged, the Seller by these presents does hereby sell, transfer and convey to the Buyer, his heirs and assigns forever, the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Windsor Park of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 58 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 231.07 feet on the northerly line and 223.40 feet on the southerly line to a dead line in the rear, measuring 68.03 feet thereon.

Being the same property conveyed to Southmark Mortgage Corporation of America-Colwell Division by Federal Home Loan Mortgage Corporation by deed of record in Book 7737, page 577, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid land with all estates, hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Buyer, his heirs and assigns forever. The Seller is lawfully seized with fee simple title to the above described real property, and has good and lawful right to sell, transfer and convey said property to the Buyer. The Seller will warrant and defend title to the Buyer against all persons claiming through or under Seller, but not otherwise.

IN WITNESS WHEREOF, the Seller has caused this Special Warranty Deed to be executed by having its proper official subscribe his/her signature on this 10th day of January, 1989.

01949

TENNESSEE REAL ESTATE TRANSFER TAX
JAN 17 3 07 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHMARK MORTGAGE CORPORATION OF AMERICA

By: Randy D Campbell
Name: Randy D. Campbell
Title: Vice President

STATE OF ~~KENTUCKY~~ Texas §
COUNTY OF ~~JEFFERSON~~ Harris §

Personally appeared before me, a Notary Public in and for said County and State, the above named Randy D. Campbell, with whom I am personally acquainted and who acknowledged himself/herself to be the ~~Vice President~~ of SOUTHMARK MORTGAGE CORPORATION OF AMERICA and who, as such officer being authorized so to do, executed the foregoing instrument for the purposes contained therein and no other.

Witness my hand and official seal at Harris Co., ~~Kentucky~~ Texas, this 10th, day of January, 1989.

Dorothy Janice Schreiber
NOTARY PUBLIC

My Commission Expires:

7-10-91

DOROTHY JANICE SCHREIBER
Notary Public, State of Texas
My Commission Expires 7-10-91

STATE OF ~~KENTUCKY~~ TENNESSEE §
COUNTY OF ~~JEFFERSON~~ DAVIDSON §

The actual consideration or value of this transfer, whichever is greater, is $55,000.00.

Gerald Stephenson
AFFIANT

Subscribed and sworn to before me, the undersigned Notary Public on this the 5th day of January, 1989.

Wm. C. Caldwell
NOTARY PUBLIC

My commission expires:

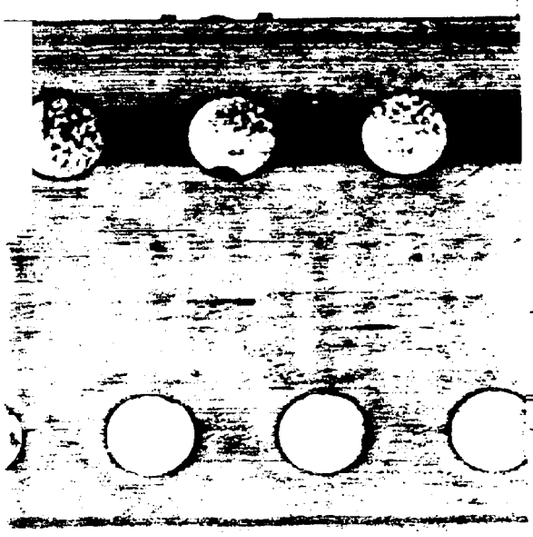
3/11/91

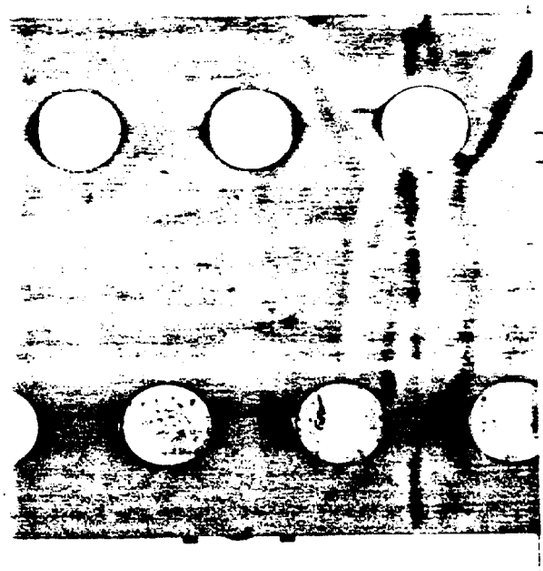
6803 01/17 0101 03CHECK 188.00

ADDRESS OF NEW OWNER:
Gerald Stephenson
418 Tampa Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Southmark Mortgage Corporation
P.O. Box 802044
Dallas, TX 75380-2044

MAP & PARCEL NOS.
MAP 133-12
PARCEL 104
5DU 10291





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

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 963

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	55000.00
			CON TX	181.50
			PRFEE	0.50
			WDEED	6.00
			TOTAL	188.00
			CHECK	188.00
01/17/89	01		15:09 0001	6803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01949.

IDENTIFICATION REFERENCE

JAN 17 3 07 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173455