NASHV

SPECIAL
WARRANTY DEED

FILE BOX 61

THIS INDENTURE, made and entered into this 17th day of May, 19 89, by and between HOME SAVINGS OF AMERICA, F.A.

BOOK 7848 PAGE 491

hereinafter called Grantor.

and H. NORRIS BRANNSTROM, a single person,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson State of Tennessee, to-wit:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. 103, in a Horizontal Property Regime as shown on the condominium site plan of Fairmont Square I Condominiums, as of record in Book 6250, Page 310, Davidson County, Tennessee.

Being all or part of the property described in Deed in Lieu of Foreclosure recorded in Book 7522, Page 741, in the Register's Office of Davidson County, Tennessee.

3566 5

IDENTIFICATION

MAY 24 2 41 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and/or successors and assigns, in fee simple forever, ~~as tenants by the entirety or if not husband and wife, then as joint tenants with the right of survivorship.~~

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and Deed Restrictions recorded in Book 6445, Page 612, Book 6484, Page 111, and Book 6653, Page 895.

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons. claiming the same by, through or under it, but not further or otherwise.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

HOME SAVINGS OF AMERICA, F.A.

BY: Paula S. Kirwan

Paula S. Kirwan, Assistant Vice President

On this _____ day of _____, 19 _____, before me personally appeared _____

_____

_____

_____,

to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:

_____

_____
Notary Public

STATE OF FLORIDA
COUNTY OF BROWARD

On this 17th day of May, 19 89, before me personally appeared Paula S. Kirwan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Vice President of Home Savings of America, F.A.,
the within named Grantor, a corporation, and that such Paula S. Kirwan being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such Assistant Vice President.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires: Notary Public, State of Florida My Commission Expires Dec. 18, 1989 Bonded Thru

_____

Shari J. Damerata
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 19 _____, before me personally appeared _____

_____ and _____

and _____, with each of whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____
the within named Grantor, a partnership; and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the parnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 97,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robin L. Weakley
Affiant

Subscribed and sworn to before me this the 17 day of May, 19 89

Notary Public

My commission expires: 11-12-89

Prepared by and return to:
WALT, DYER AND JAMES
606 S. Mendenhall - Suite 101
Memphis, TN 38117

FILE BOX 61

State Tax $

Register's Fee .50

Recording Fee $

Total $

Person or Agency responsible for payment of taxes:
Name Home Savings of America, F.A.
Address Post Office Box 7075
Pasadena, CA 91109-7075

Property Address 3317 Fairmont Place, #103
Nashville, TN 37203

Mail Tax Notice to SAME

FILE NUMBER _____

Property Owner _____

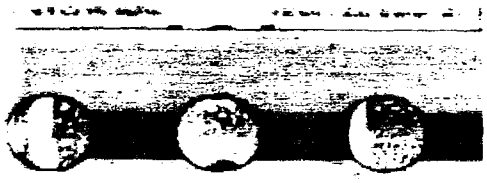
Mailing Address _____

_____

89 MAY 24 0101 03 CHECK
328.25

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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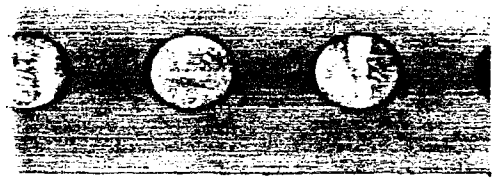
CO - CONVEYANCE	CC - *CERTIFIED COPY*	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 97500.00
CON TX 321.75
PRFEE 0.50
MDEED 6.00
TOTAL 328.25
CHECK 328.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

356655. IDENTIFICATION REFERENCE MAY 24 2 41 PM '89 FELIX Z. WILSON REGISTER DAVIDSON COUNTY 05/24/89 01 14:40 0001 9447



No. 212896