This instrument was prepared by
and return to:

Richard H. Kremer, Attorney
1500 First Tennessee Bank Building
Memphis, Tennessee 38103

BOOK 7998 PAGE 644

WARRANTY DEED

THIS INDENTURE, made and entered into this 20 day of November, 1989, by and between HOME SAVINGS OF AMERICA, F.A., a federally chartered savings and loan association, party of the first part, and Nancy K. Peckham and husband, James L. Peckham, party of the second part,

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 95 and the easterly 20 feet of Lot No. 96 in the subdivision of Priest Home Place, an unrecorded plan; being all of the property conveyed in Book 7320, Page 558, Register's Office for Davidson County, Tennessee; and further described according to a survey by Campbell Surveying Co., Inc., dated May 23, 1988, as follows:

Said parts of Lots Nos. 95 and 96 front together 50 feet on the northerly margin of Russell Street and run back between parallel lines, 160 feet to a dead line in the rear, whereon it measures 50 feet.

Being the same property conveyed to Home Savings of America, F.A., by Trustee's Deed from Thomas R. James, Trustee, of record in Book 7857, page 124, Register's Office of Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 1989 taxes; and for encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons.

87U45

IDENTIF. REFERENCE

Dec 5 11 53 AM '89

FELIX ... REGISTER
DAVIDSON COUNTY TN.

89.9252.327.11.28:2

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

HOME SAVINGS OF AMERICA, F.A.

BY: Paula S. Kirwan
Paula S. Kirwan
Assistant Vice President

STATE OF FLORIDA

COUNTY OF BROWARD

Before me, the undersigned Notary Public in and for said State and County, 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 herself to be Assistant Vice President of Home Savings of America, F.A., the within named bargainor, a federally chartered savings and loan association, and that she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such Assistant Vice President.

WITNESS my hand and seal, at office in Pompano Beach, Florida, this the 30 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP SEPT 25,1991 BONDED THRU GENERAL INS. UND.

Property Address:

1703 Russell Street
Nashville, Tennessee 37206

Person or Entity Responsible for Property Taxes:

Owner

Name and Address of Property Owner:

Nancy K. Peckham, et vir James L. Peckham
1703 Russell Street
Nashville, Tennessee 37206

State Tax	$ 119.13
Register's fee	
Recording fee	6.00
Total	$ 125.13

RETURN TO:

Richard H. Kremer
1500 First Tennessee
Bank Building
Memphis, Tennessee 38103

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

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy K. Peckham
AFFIANT

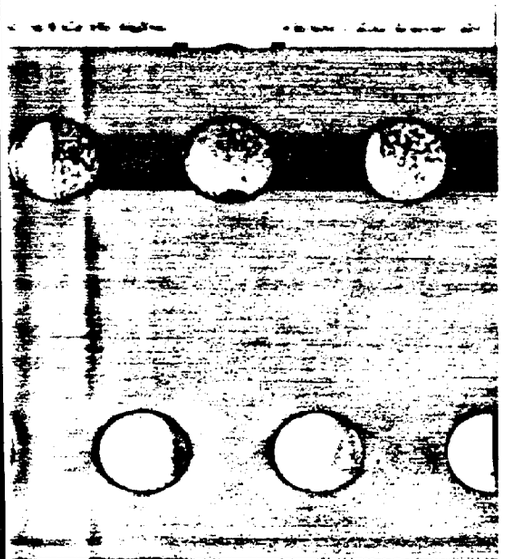
Subscribed and sworn to before me, this 4th day of December, 1989.

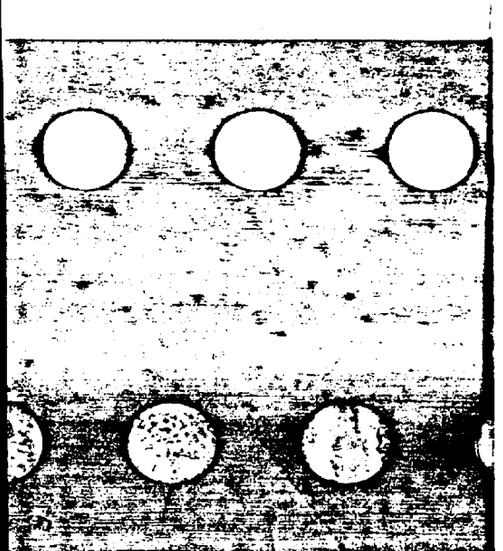
Notary Public

My Commission Expires: 12-5-1990

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1800 12/05 0101 03CHECK 126.13





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

RECEIVED OF _____

FOR _____

BOOK 7998 PAGE 646

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	36100.00
CON TX	119.13
PRFEE	1.00
MISC	6.00
TOTAL	126.13
CHECK	126.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 11:53 0001 1886

87045

IDENTIF. REFERENCE

DEC 5 11 53 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 273092