BOOK 8258 PAGE 606

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 19 90.

Notary Public

MY COMMISSION EXPIRES: 11-2-1993

(AFFIX SEAL)

"SPECIAL WARRANTY DEED"

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130,One Burton Hills Blvd.Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
James Luster, III (NAME)	FIRST HOME MORTGAGE (NAME)	59-10-280
772-774 Garrison Dr. (STREET ADDRESS OR ROUTE NUMBER)	1535 West Loop South, Suite 455 (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Houston, TX 77027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Home Savings of America, F.A.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Luster, III and Sarah M. Luster, ~~unmarried~~ married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, Section 7, Haynes Manor, as recorded in Book 6250, Page 292, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

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 8059, Page 729, Register's Office for Davidson County, Tennessee.

DAVIDSON COUNTY, TN.
DEC 17 12 56 PM '90
IDENTIF. TREFERENCE
80038

unimproved ( )
This is improved ( ) property, known as 772-774 Garrison Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal 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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple have a good right to convey it

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 my hand on this 25th day of October, 19 90

Home Savings of America,F.A.
BY: [signature] Vice President

[signature] Assistant secretary

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On October 25, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Jean Chrisman and Margarita Reynaga, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as _____ Vice President and Assistant Secretary, on behalf of _____ HOME SAVINGS OF AMERICA, F. A., the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Susan Zeman

OFFICIAL SEAL
SUSAN ZEMAN
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Sept 3 1994

(This area for official notarial seal)

SF-425-9 (REV. C - 7/82) (CA) (CORPORATION)

within and for the

quainted and who

A.

nstrument for the

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____

9909 12/17 0101 03CHECK 201-70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8258 PAGE 608

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 59000.00
				CON TX 194.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 201.70
				CHECK 201.70

12/17/90 01 12:55 0001 9909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80038

IDENTIF. REFERENCE

DEC 17 12 56 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382324