FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8552 PAGE 47

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1992.

Notary Public

MY COMMISSION EXPIRES: 11-20-94

(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
Melinda Anne Caperton (NAME)	tax bills: (NAME)	103-6-245
410 Alden Court (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(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, FSB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda Anne Caperton

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. 1A on the Plan of Brookside Courts Addition No. 2, Zone Lot Division as of record in Plat Book 6250, Page 430, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Home Savings of America, FSB by deed of record in Book 8484, Page 542, said Register's Office.

8 4 8 4 4

IDENTIFICATION REFERENCE

FEB 10 12 58 PM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 410 Alden Court (House Number) (Street) Nashville, TN 37209 (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, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons [illegible] claiming by, through, and under the grantor, but not further or otherwise.

Witness hand this 12th day of February, 1992

HOME SAVINGS OF AMERICA, FSB

BY: [signature]

STATE OF TENNESSEE
Davidson County

BOOK 8552 PAGE 48

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 Texas
Dallas County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phyllis Lindner and ~~(his oath)~~ ~~(himself)~~ (herself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the ASST. Vice President and _____ respectively of the Home Savings of America, FSB the within named bargainor, a corporation, and that ~~(he)~~ (she) as such ASST Vice President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Phyllis Lindner as such Asst Vice President, and attesting the same by the said Phyllis Lindner as such Asst. Vice President

Witness my hand and official seal at office at Dallas, Texas on this the 13th day of February, 1992

My commission expires 1-26-93

Doris J. McGuinness
Notary Public

01-23-9

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.

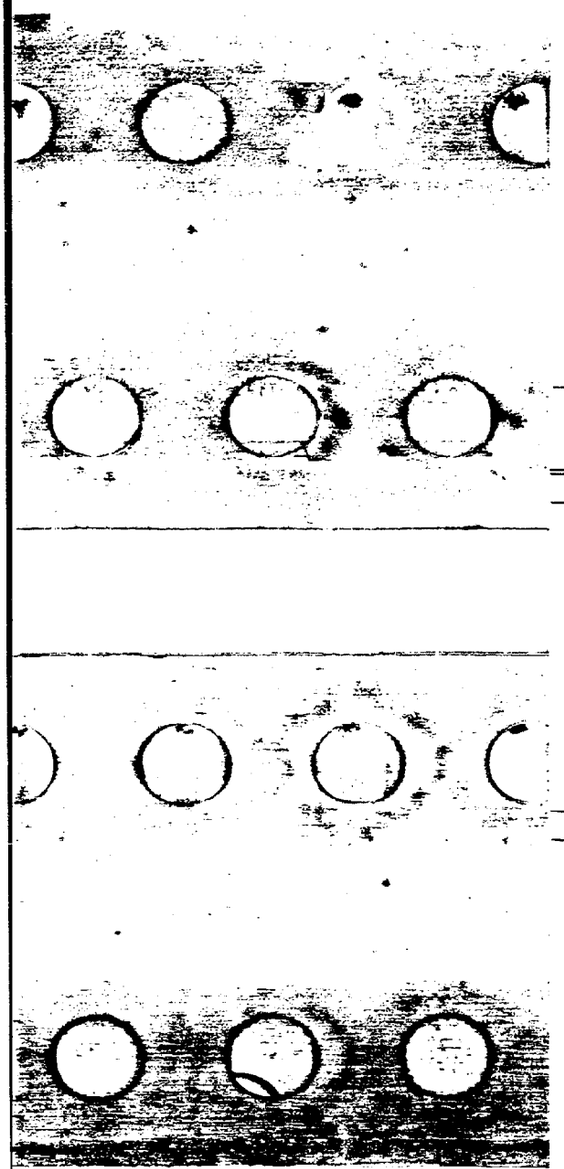
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____

1945 02/18 0101 03CHECK 340.00



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

RECEIVED OF _____

FOR _____

BOOK 8552 PAGE 49

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 340.00
				CHECK 340.00
02/18/92	01			12:58 0001 1945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8484 IDENTIFICATION REFERENCE

FEB 18 12 58 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502510