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b435

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 $95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1992.

Notary Public

MY COMMISSION EXPIRES: 12-27-96

(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
Albert W. Baird (NAME)	First Republic Mortgage Corp. (NAME)	103-6-255
408 Alden Court (STREET ADDRESS OR ROUTE NUMBER)	3310 West Avenue, Fourth Floor (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert W. Baird and wife, Elese S. Baird

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. 1 B 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, F.A. by deed from Thomas R. James, Trustee, of record in Book 8301, Page 283, Register's Office for Davidson County, Tennessee.

9.8.8 9 5.

IDENTIFICATION REFERENCE

APR 3 3 51 PM '92

WILSON H. REGISTER
DAVIDSON COUNTY, TN

7318 04/03 0101 03CHECK 361.83

This is unimproved ( ) improved (X) property, known as 408 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 my hand this 25th day of March, 1992

HOME SAVINGS OF AMERICA, FSB

BY: [signature]
Assistant Vice President

STATE OF TENNESSEE
Davidson County

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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
County of DALLAS

Before me, Allison R. Noble, a Notary Public within and for the State and County aforesaid, personally appeared Phyllis Lindner ~~and~~ _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ her(this oath) acknowledged ~~(themselves)~~ (himself) her self to be the Assistant Vice President ~~and~~ _____ respectively of the Home Savings of America FSB the within named bargainor, a corporation, and that ~~(he)~~ she ~~(they)~~ as such Assistant Vice President ~~and~~ _____, 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 Assistant Vice President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at 5151 Beltline, #1050, Dallas, Tx 75240 on this the 25TH day of March, 19 92

My commission expires 1-27-93

Allison R. Noble
Notary Public

ALLISON R. NOBLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-27-93

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

_____

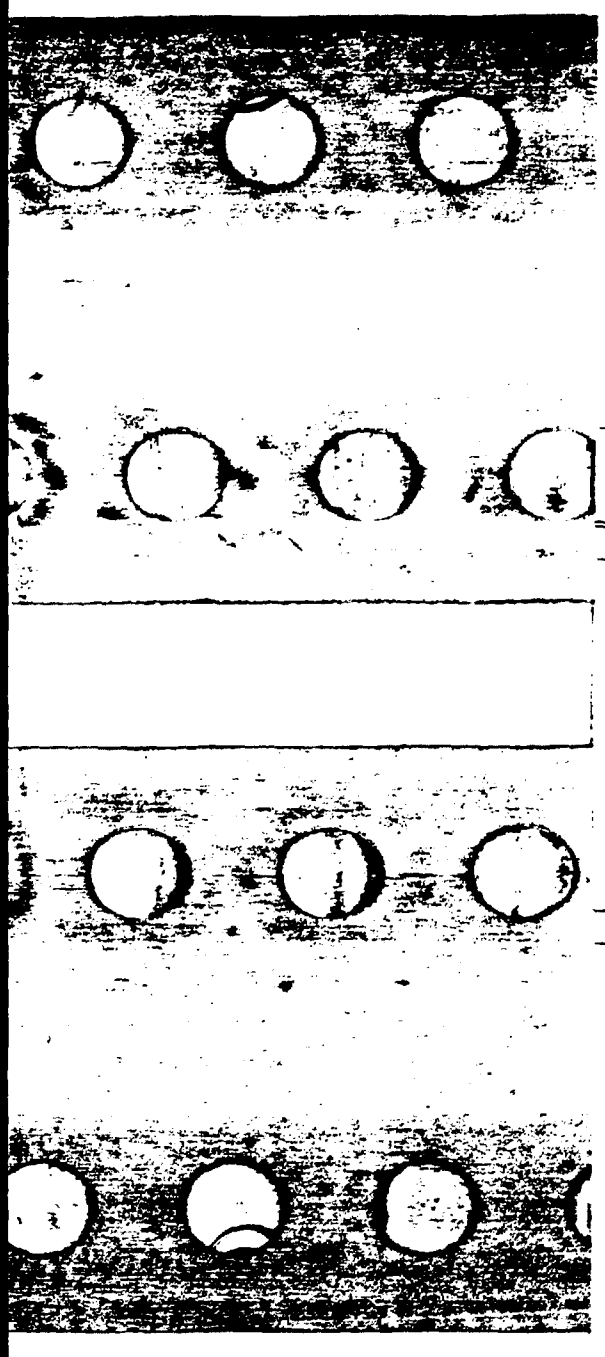
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____



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 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	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	6.00
TOTAL	361.83
CHECK	361.83

04/03/92 01 15:50 0001 7318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 8 9 5

IDENTIFICATION REFERENCE

APR 3 3 51 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518215