Box 61

BOOK 8602 PAGE 203

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 $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(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~~: tax bills: Same	MAP-PARCEL NUMBERS
Sally A. Branham (NAME)	(NAME)	104-13-A-49CO
401 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (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, Security Pacific National Bank, as Trustee under a Trust dated as of December 1, 1988, among Shearson Lehman Pass-Through Securities, Inc., the Trustee, and Leader Federal Savings and Loan Association, and Security Pacific National Bank HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sally A. Branham

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 Building Site No. 49 also known as Unit No. 43 on the Plan of Richmeade Place, Section 3, of record in Book 5050, Page 19, said Register's Office, to which reference is hereby made for a more ocmplete and accurate legal description.

Being the same property conveyed to Security Pacific National Bank, as trustee under a Trust Agreement dated as of December 1, 1988, among Shearson Lehman Pass-Through Securities, Inc., the Trustee, and Leader Federal Savings and Loan Association, and Security Pacific National Bank by deed from Jens B. Groggard and Brit Groggard of record in Book ________, Page ________, said Register's Office.

0.2 0.0 2
IDENTIFI REFERENCE
APR 15 2 06 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0895 04/15 0101 03CHECK 432.50

This is unimproved ( ) / improved (XX) property, known as 401 Bowling Avenue Nashville, TN 37205
(House Number) (Street) (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 ~~XXXXXXXX~~ claiming by, through, and under the grantor, but not further or otherwise.

Witness my hand this 9 day of April, 19 92

Security Pacific National Bank, Trustee

BY: Robert B. Adams, Attorney-In-Fact

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 TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson~~ Shelby County

On this 9 day of April, 1992, personally appeared before me, ROBERT B. ADAMS,

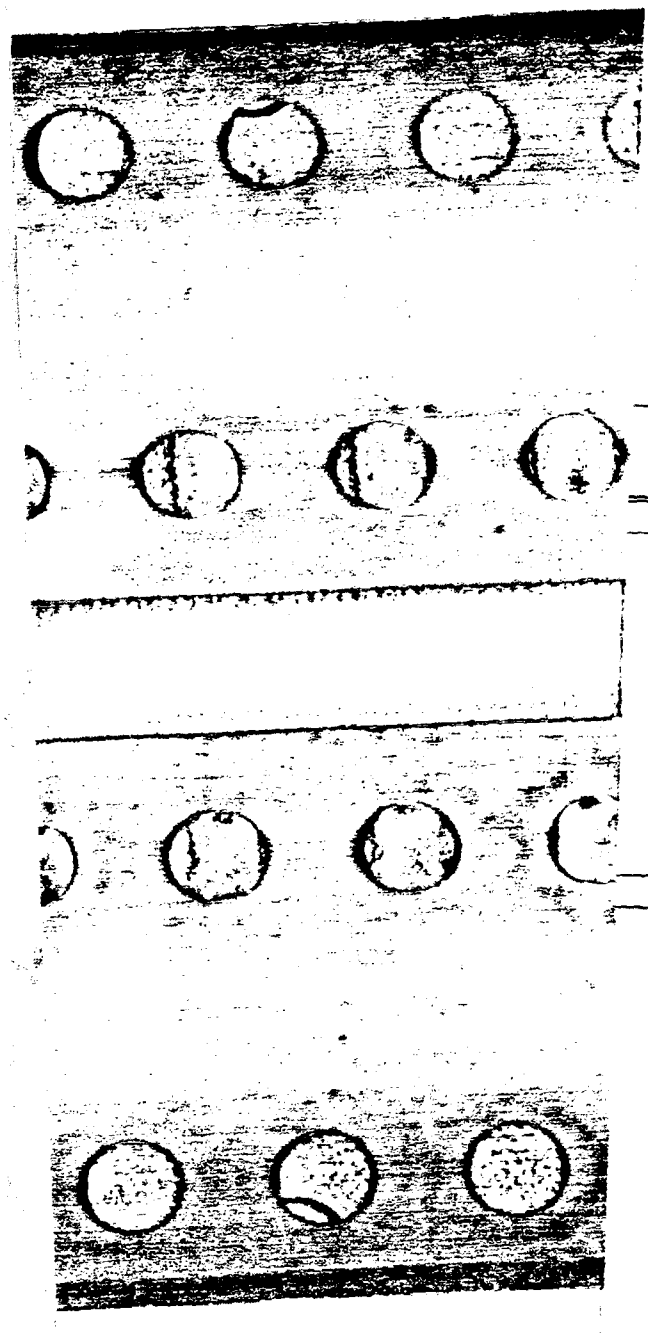
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Security Pacific National Bank, as trustee under a Trust Agreement dated as of December 1, 1988, among ~~Shearson Lehman Pass-Through Securities, Inc., the Trustee, and~~ Leader Federal Savings and Loan Association, and Security Pacific National Bank and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 9 day of April, 1992.

EARLINE HOLT NOTARY PUBLIC SHELBY CO.

Carolyn B. Roe
Notary Public

My commission expires: MY COMMISSION EXPIRES JAN. 29, 1995



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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 6.00
TOTAL 432.50
REC'D 432.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15/92 01 14:05 0001 0895

0 2 0 0 2

IDENTIFI REFERENCE

APR 15 2 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521751