FORM NO. WD-1 REV. 10-86

E BOX 61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Roel Van Spronsen by Rebecca B. Litchfield atty in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES: 7-27-93
(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:	MAP-PARCEL NUMBERS
Roel Van Spronsen (NAME)	Home Savings of America, F.A. (NAME)	117-7-F-24CO
3429 Golf Club Lane #24 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7075 (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.~~ FSB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roel Van Spronsen

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 Unit No. 24 together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed of record in Book 6629, Page 532, as amended in Book 6912, Page 163, and supplemented in Book 6912, Page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to Home Savings of America, F. A. by deed from Thomas R. James, as Trustee of record in Book 8459, Page 181, said Register's Office.

03545
IDENTIF. REFERENCE
APR 21 3 32 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) X improved ( ) property, known as 3429 Golf Club Lane #24, Nashville, TN 37215
(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 ~~XXXXXXXXXX~~ claiming by, through, and under the grantor, but not further or otherwise.

Witness my hand this 16th day of April, 19 92

Home Savings of America, ~~F.A.~~ FSB
By: [signature]

STATE OF TENNESSEE
Davidson County

BOOK 8606 PAGE 704

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, Doris J. McGuinness, a Notary Public within and for the State and County aforesaid, personally appeared Phyllis Lindner and n/a (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) (himself) herself to be the ASST. Vice President and n/a respectively of the HOME SAVINGS OF AMERICA, F.A. FSB. the within named bargainor, a corporation, and that (he) (she) as such ASST. Vice President and n/a (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 _____ as such _____

Witness my hand and official seal at office at Dallas, Texas on this the 20th day of April, 19 92

My commission expires 1-26-93

Doris J. McGuinness
Notary Public

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:

_____

2662 04/21 0101 03CHECK 376.63

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

RECEIVED OF _____

FOR _____

BOOK 8606 PAGE 705

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 99900.00
				CON TX 369.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 376.63
				CHECK 376.63
04/21/92	01			15:32 0001 2662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03545

IDENTIF. TREFERENCE

APR 21 3 32 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523487