FILE BOX 61

BOOK 8653 PAGE 953

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 $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 92

Notary Public

MY COMMISSION EXPIRES: 11-29-93

(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
Jane L. Nero-Wilson (NAME)	Home Savings of America, F.A. (NAME)	59-11-287
707 Paige Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37207 (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, FSB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane L. Nero-Wilson, an unmarried person

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. 24 B, Zone Lot Division being Lots 24 and 25 on the Plan of Paige Villa, as of record in Book 6250, Page 881, and Book 6250, Page 557, 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 deed from Thomas R. James, Trustee, of record in Book 8238, Page 576, said Register's Office.

20047

IDENTIF. REFERENCE

JUN 17 12 19 PM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

2073 06/17 0101 03CHECK 99.50

This is unimproved ( ) improved (X) property, known as 707 Paige Circle, Nashville, TN 37207
(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 w e lawful claims of all persons forever defend the title to the said land to the aid RANTEES, their aiming y, ug , an un er e grantor, but not further or otherwise.

Witness my hand this 15th day of June, 19 92

Home Savings of America, FSB

By: C.E. Lambert

C.E.LAMBERT, VICE PRESIDENT

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 ~~TENNESSEE~~ Texas
Davidson County
Dallas

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

Witness my hand and official seal at office at Nashville, TN 37215 on this the 15th day of June, 19 92

My commission expires 1-26-93

Doris J. McGuinness
Notary Public

01-23-93

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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

_____

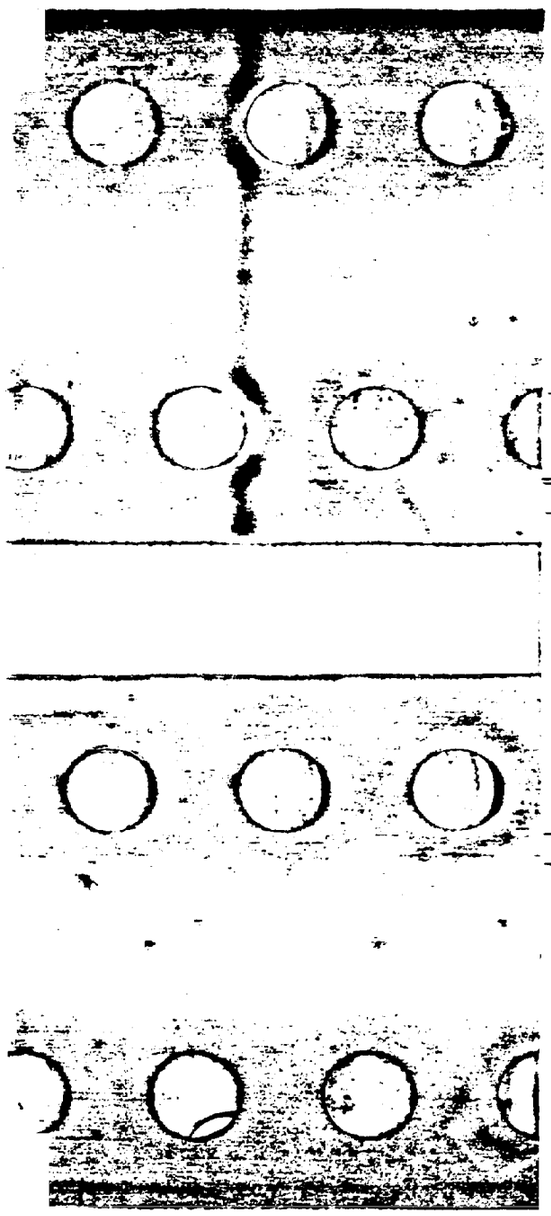
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	6.00
TOTAL	99.50
CHECK	99.50

06/17/92 01 12:20 0001 2073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20047

IDENTIF. TREFERENCE

JUN 17 12 19 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541811