BOOK 8682 PAGE 952

FORM NO. WD-1 REV. 10-86

FILE BOX 61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES: 11-29-95

(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
Steven J. Fischer (NAME)	Home Savings of America, FSB (NAME)	104-6-M-3CO
#A3, 203 Fairmont Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37203 (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 Steven J. Fischer

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 Apartment Unit A-3, of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, Page 125; Book 6774, Page 221, as revised in Book 6823, Page 962, and as modified in Book 6893, Page 62, said Register's Office for said County, for a more complete identification and description of such unit.

Being the same property conveyed to Home Savings of America, F.A. by deed from Thomas R. James, as Trustee, of record in Book 7549, Page 230, said Register's Office.

30048

IDENTIF. REFERENCE

JUL 23 3 40 PM '92

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TN.

3353 07/23 0101 03CHECK 260.60

This is improved ( ) X unimproved ( ) property, known as #A3, 203 Fairmont Court, Nashville, TN 37203
(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 [illegible] claiming by, through, and under the grantor, but not further or otherwise.

Witness my hand this 20th day of July, 19 92

Home Savings of America, FSB

By: [signature]

STATE OF TENNESSEE
Davidson County

BOOK 8682 PAGE 953

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

Before me, the undersigned, 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 (his oath) acknowledged (himself) to be the Assistant Vice President and _____ respectively of the Home Savings of America, FSB the within named bargainor, a corporation, and that (he) 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, Dallas Tx on this the 20th day of July, 19 92

My commission expires 5-13-96

Karen DeShea Heineman
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

_____

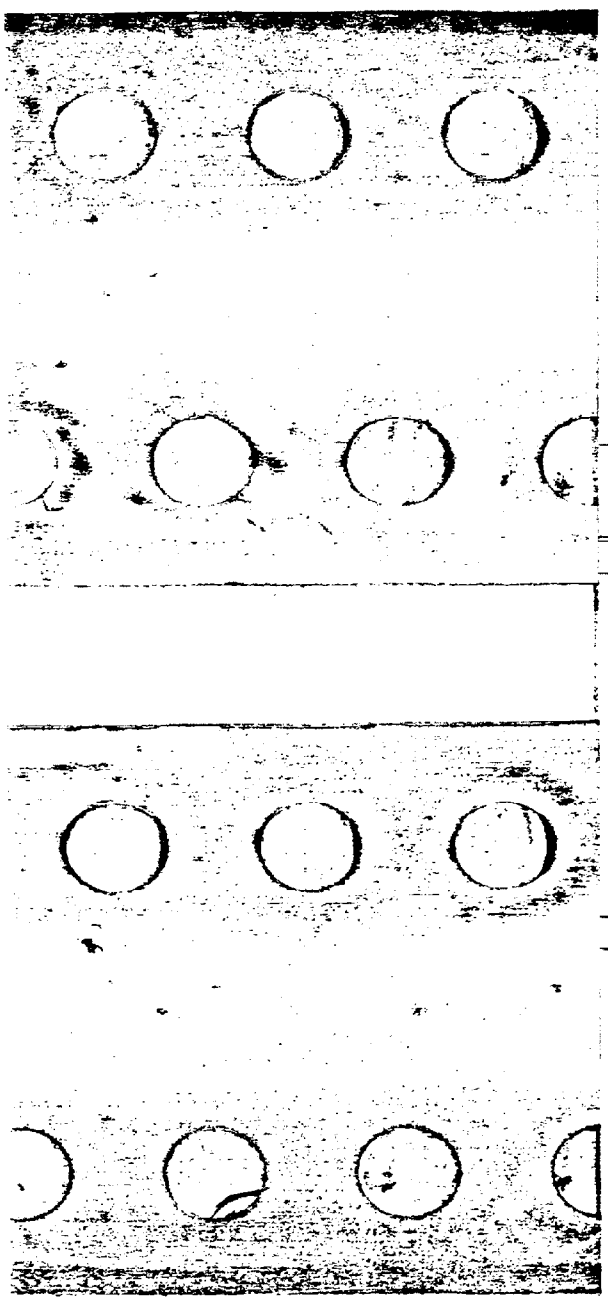
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

My commission expires:

_____

_____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 954

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 63000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

07/23/92 01 15:39 0001 8353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30048

IDENTIF. REFERENCE

JUL 23 3 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553055