FORM NO. WD-1 REV. 10-86

BOOK 8656 PAGE 249

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215
FILE BOX 61

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| Victor Davidson (NAME) | Security Financial and Mortgage (NAME) | 155-8A-15 |
| 7017 Poplar Creek Trace (STREET ADDRESS OR ROUTE NUMBER) | 12444 Powerscourt Dr., Suite 140 (STREET ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP) | St. Louis, MO 63131 (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 Victor Davidson and wife, Marlene Broady

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. 15 on the Plan of Poplar Creek Estates, Phase One, of record in Book 6250, Page 647, 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, FSB by Trustee's Deed of record in Book 8181, Page 157, said Register's Office.

34777

IDENTIF. REFERENCE

AUG 6 1 19 TH '92

DAVIDSON COUNTY, TN.

This is improved ( X ) unimproved ( ) property, known as 7017 Poplar Creek Trace, Nashville, TN 37221
(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 31st day of July, 19 92

Home Savings of America, FSB

By: Phyllis Kindsey

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~~ TEXAS
~~Davidson~~ County
DALLAS

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) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Assistant Vice President and _____ respectively of the Home Savings of America, FSB the within named bargainor, a corporation, and that (he) ~~(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 Pres. and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN 37215 on this the 31st day of July, 19 92

My commission expires 1-27-93

William 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:

_____

87694 08/06 0101 03CHECK 408.60

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

**RECEIVED OF** _____

**FOR** _____

BOOK 8696 PAGE 251

| | | |
|---|---|---|
| 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 108000.00 | |
| | | | CON TX 399.60 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 408.60 | |
| | | | CHECK 408.60 | |
| 08/06/92 | 01 | 13:21 | 0001 | 8394 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

34777

IDENTIF. TREFERENCE

AUG 6 1 19 FM '92

FEL... DAVIDSON COUNTY TN.

**No.** 558206