BOOK 8696 PAGE 978

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 $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES: 1-29-96

(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
Richard H. McClellan (NAME)	Home Savings of America, FSB (NAME)	59-10-283
784-786 Garrison Drive (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 Richard H. McClellan and wife, Carolyn J. McClellan

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. 31 on the Plan of Haynes Manor, Section 7, of record in Book 6250, Page 292, 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, as Trustee, of record in Book 7888, Page 559, said Register's Office.

35038

IDENTIF. REFERENCE

AUG 7 11 18 AM '92

DAVIDSON COUNTY, TN.

This is unimproved (X) / improved ( ) property, known as 784-786 Garrison Drive, 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 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 claiming by, through, and under the grantor, but not further or otherwise.

Witness my hand, Home Savings of America, FSB this 5th day of August, 92

By:

STATE OF TENNESSEE
Davidson County

BOOK 8696 PAGE 979

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) was 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 Rd Dallas Tx on this the 4th day of August, 1992

My commission expires 5-13-92

Karen L. Shackleman
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:

_____

3703 08/07 01:01 03CHECK 155.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8696 PAGE 980

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 39500.00
				CON TX 146.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 155.15
				CHECK 155.15
08/07/92	01			11:19 0001 8703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35038

IDENTIF. REFERENCE

AUG 7 11 18 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 558511