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FORM NO. WD-1 REV. 10-86

FILE BOX 61

SPECIAL WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

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: Key Bldg; Same | MAP-PARCEL NUMBERS |
|---|---|---|
| Floyd D. Thomas (NAME) | (NAME) | 51-7-69 |
| 413 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (P. O. ZIP) | (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 Floyd D. Thomas and wife, Deborah G. Thomas

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 Oakland Acres, Section 2, as of record in Book 2133, Page 33, Register's Office for Davidson County, Tennessee, 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 8133, Page 448, said Register's Office.

The above property is conveyed subject to any applicable public utility easements.

3832 b

IDENTIFICATION REFERENCE

AUG 20 2 20 PM '92

DAVIDSON COUNTY, TN

2386 08/20 0101 03CHECK 190.30

This is unimproved ( ) X improved ( ) property, known as 413 Due West Avenue, Madison, TN 37115
(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 this 17th day of August, 19 92

Home Savings of America, FSB

By:

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 Texas
COUNTY OF 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 President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at 5151 Beltline, Dallas, Tx 75240 on this the 18th day of August, 1992.

My commission expires 5-13-96

Karen DeShea Heineman
Notary Public

KAREN DESHEA HEINEMAN NOTARY PUBLIC STATE OF TEXAS EXPIRES 5-13-96

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

_____

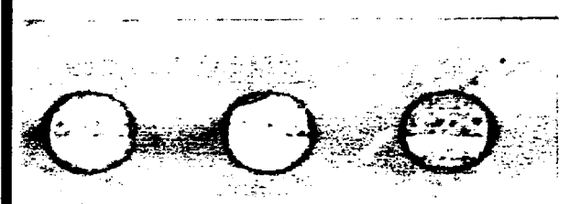
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____

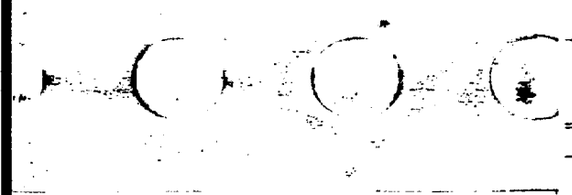


**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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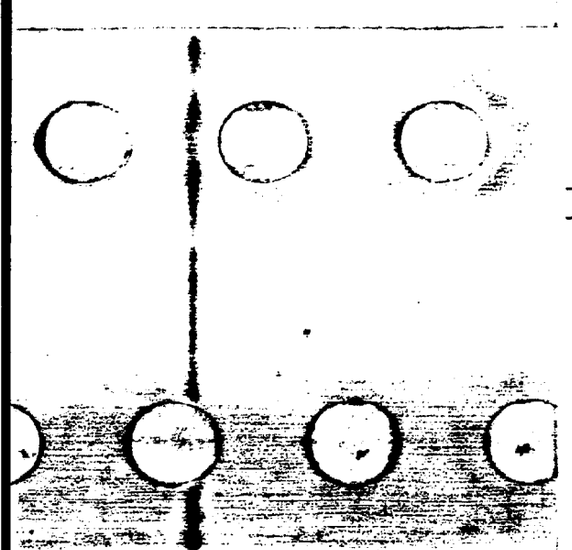
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 49000.00 |
| CON TX | 181.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 190.30 |
| CHECK | 190.30 |

06/30/92 01 14:22:0001 2386

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



3.8.3.2.6

IDENTIFICATION REFERENCE

AUG 20 2 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 562134