268790
BOX 35

B0435

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Mary Akerboom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1993

Notary Public

MY COMMISSION EXPIRES: 7-24-95

(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 |
|---|---|---|
| Troy McGowan (NAME) | AmSouth Mortgage Company (NAME) | 150-1-383 |
| 404 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER) | 17 North 20th Street (STREET ADDRESS) | |
| Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35203 (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, F.S.B.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy McGowan, unmarried,

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. 43-B, zone lot division of Lots 10 -16 and 18-43, Edge-O-Lake, Section 21, as of record in Plat Book 6250, page 111, as amended in Book 6900, page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Home Savings of America, F.A., (now known as Home Savings of America, F.S.B) by Trustee's Deed from Thomas R. James, as Trustee, of record in Book 8192, page 332, Register's Office for Davidson County, Tennessee.

9 1 4 6 7

IDENTIFICATION REFERENCE

FEB 10 4 00 PM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is ~~unimproved~~ improved property, known as 404 Clearwater Drive, Nashville, Tennessee 37217
(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 8th day of February, 1993

HOME SAVINGS OF AMERICA, F.S.B.
BY: Steven A. King
TITLE: Assistant Vice President

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
Harris

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven A. King 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, F.S.B. 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 Steven A. King as such Assistant Vice President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Houston ~~Dallas~~, Texas on this the 8th day of February, 1993

My commission expires 5-13-96

Karen DeShea Heineman
Notary Public

Karen Deshea Heineman
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-13-96

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.

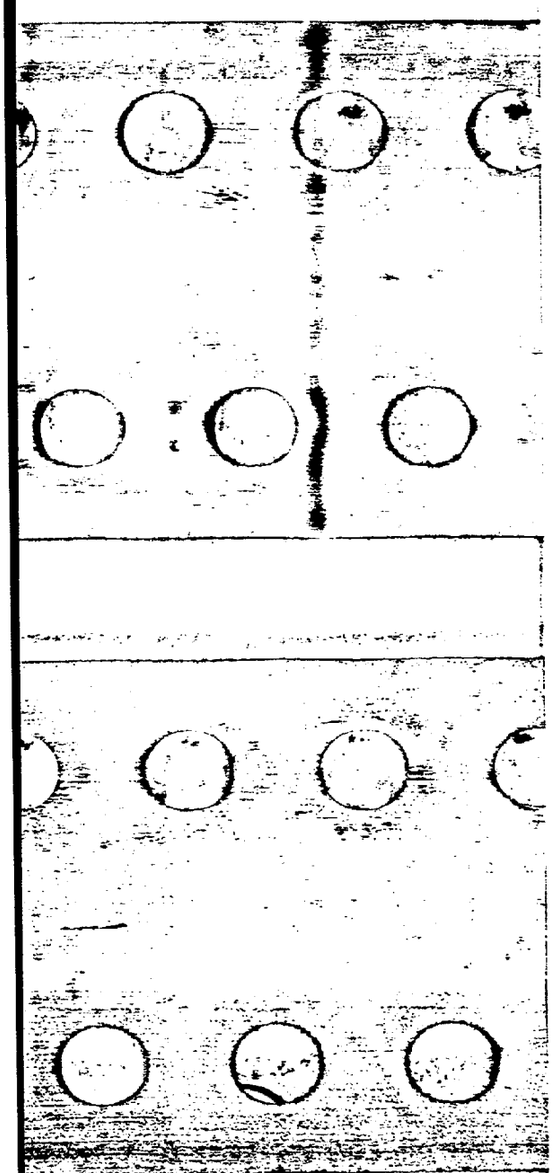
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____

2689 02/10 0101 03CHECK 169.95



**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 43500.00 |
| | | | | CON TX 160.95 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 169.95 |
| | | | | CHECK 169.95 |
| 02/10/93 | 01 | | 15:59 0001 | 2689 |

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

9 1 4 6 7

IDENTIFI REFERENCE

FEB 10 4 00 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 620338