File Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214

SPECIAL WARRANTY DEED

BOOK 8915 PAGE 145

New Owner(s):	Send Tax Bills to:	Map - Parcel:
Leland D. Watts 6744 Quiet Lane Brentwood, TN 37027	New Owner	Map 72-9 Parcel 241 15DA-03220

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, HOME SAVINGS OF AMERICA, F.S.B., a corporation organized under and existing pursuant to the laws of the United States of America, does hereby bargain, sell, transfer and convey unto LELAND D. WATTS of 6744 Quiet Lane, Brentwood, TN 37027, and their assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 38 on the Map of East Hill Addition, as of record in Plat Book 332, page 33, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Home Savings of America, F.S.B. by Trustee's Deed from Thomas R. James, Trustee, of record in Book 8562, page 568, Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 Delmas Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee(s), Leland D. Watts and their assigns, forever.

Said Home Savings of America, F.S.B., warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said HOME SAVINGS OF AMERICA, F.S.B. has executed this deed by its Assistant Vice President, this 8th day of April, 1993.

HOME SAVINGS OF AMERICA, F.S.B.

BY: Steven A. King

Steven A. King

Its: Asst. Vice President

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

BOOK 8915 PAGE 146

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned, of the state and county aforesaid, personally appeared SEVEN A. KING, with whom I am personally acquainted (or proved to me on the basis of satistactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of HOME SAVINGS BANK, F.S.A. the within named bargainor, a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and official seal at Houston Texas, this 8th day of April, 1993.

NOTARY PUBLIC

My Commission Expires:

JO DORIS LOWERY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-27-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $11,330.00.

Affiant

Sworn to and subscribed before me this 9th day of April, 1993.

Notary Public

My Commission Expires:

3/25/95

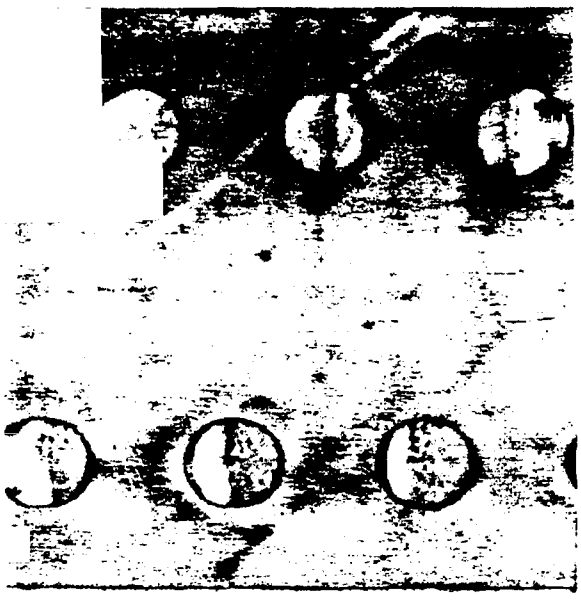
09242

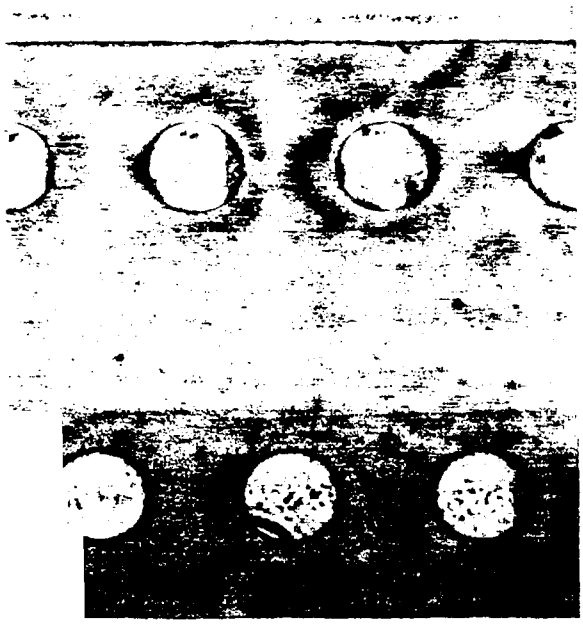
IDENTIFICATION REFERENCE

APR 13 12 34 PM '93

DAVIDSON COUNTY, TN

5028 04/13 0101 03CHECK 50.81





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

RECEIVED OF _____

FOR _____

BOOK 8915 PAGE 147

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	11330.00
			CON TX	41.81
			PRFEE	1.00
			WDEED	8.00
			TOTAL	50.81
			CHECK	50.81
04/13/93	01	12:34	0001	5028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09242

IDENTIFI REFERENCE

APR 13 12 34 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No639792