File Box 29

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

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SPECIAL WARRANTY DEED

New Owner(s):	Send Tax Bills to:	Map - Parcel:
J. Philip Moyers 308 Summit Ridge Circle Nashville, TN 37215	New Owner	Map 131-5-B Parcel 204CO 7DA-92131

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 J. PHILIP MOYERS and wife, LISA A. MOYERS of 308 Summit Ridge Circle, Nashville, Tennessee 37215, and their assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 204 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

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 574, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Summit Ridge Drive, Nashville, TN 37215.

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), J. PHILIP MOYERS and wife, LISA A. MOYERS 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

STATE OF TEXAS
COUNTY OF Harris

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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, for this transfer is $23,690.00.

Affiant

Sworn to and subscribed before me this 8th day of April, 1993.

NOTARY PUBLIC

My Commission Expires:

3-25-95

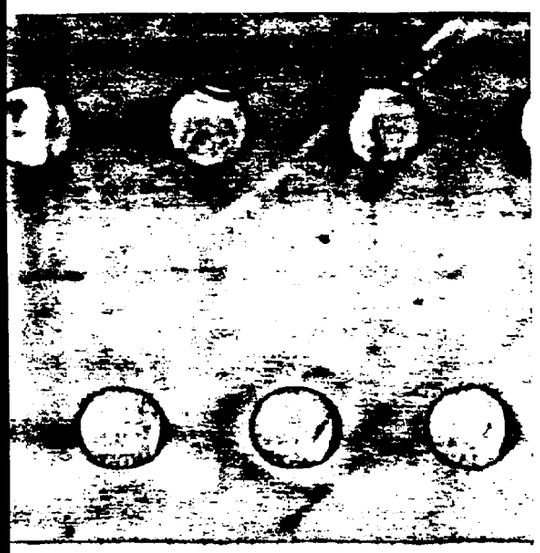
09243

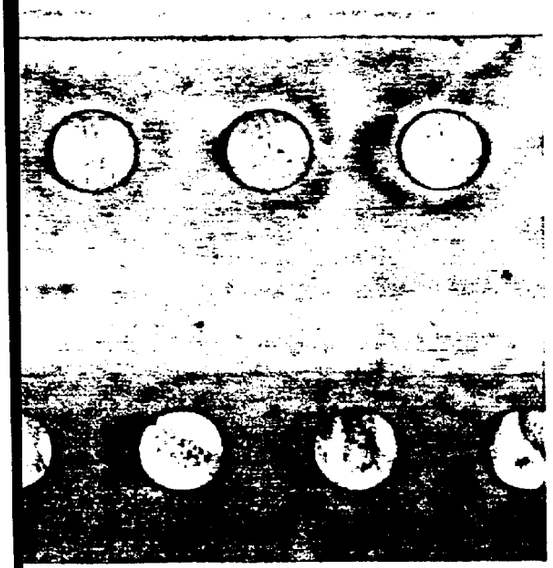
IDENTIFICATION REFERENCE

APR 13 12 34 PM '93

DAVIDSON COUNTY, TN

5029 04/13 0101 03CHECK 96.69





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 23690.00
				CON TX 87.69
				PRFEE 1.00
				WDEED 8.00
				TOTAL 96-69
				CHECK 96-69
04/13/93		01		12:35 0001 5029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09243

IDENTIFI REFERENCE

APR 13 12 34 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.639793