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 $39,500.00

Ernestine S. Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April 1993.

Notary Public

MY COMMISSION EXPIRES:
(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
Ernestine S. Riggins (NAME)	Owner (NAME)	108-03-84
1132 Cabana Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (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, F.S.B.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernestine S. Riggins, an unmarried person

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. 66 on the Plan of Patio Villa, Section 5, as of record in Book 5200, Page 633, Register's Office for Davidson County, Tennessee.

Said Lot fronts 52.55' on Cabana Drive, 132.67' along the northerly side line, 180.56' along the southerly side line to a rear line measuring 109.0' thereon.

Being the same property conveyed to Home Savings of America, F.A. by Trustee's Deed from Thomas R. James, Trustee of record in Book 8754, Page 608, Register's Office for Davidson County, Tennessee.

1127.0

IDENTIFICATION REFERENCE

APR 20 12 24 PM '93

REGISTER'S OFFICE DAVIDSON COUNTY, TN

7315 04/20 0101 03CHECK 155.15

unimproved ( )
This is improved ( ) property, known as 1132 Cabana Drive (House Number) (Street) Nashville, TN 37214 (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 day of April, 1993

HOME SAVINGS OF AMERICA, F.S.B.

BY: [signature]

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 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, Tx on this the 13th day of April, 19 93.

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

_____

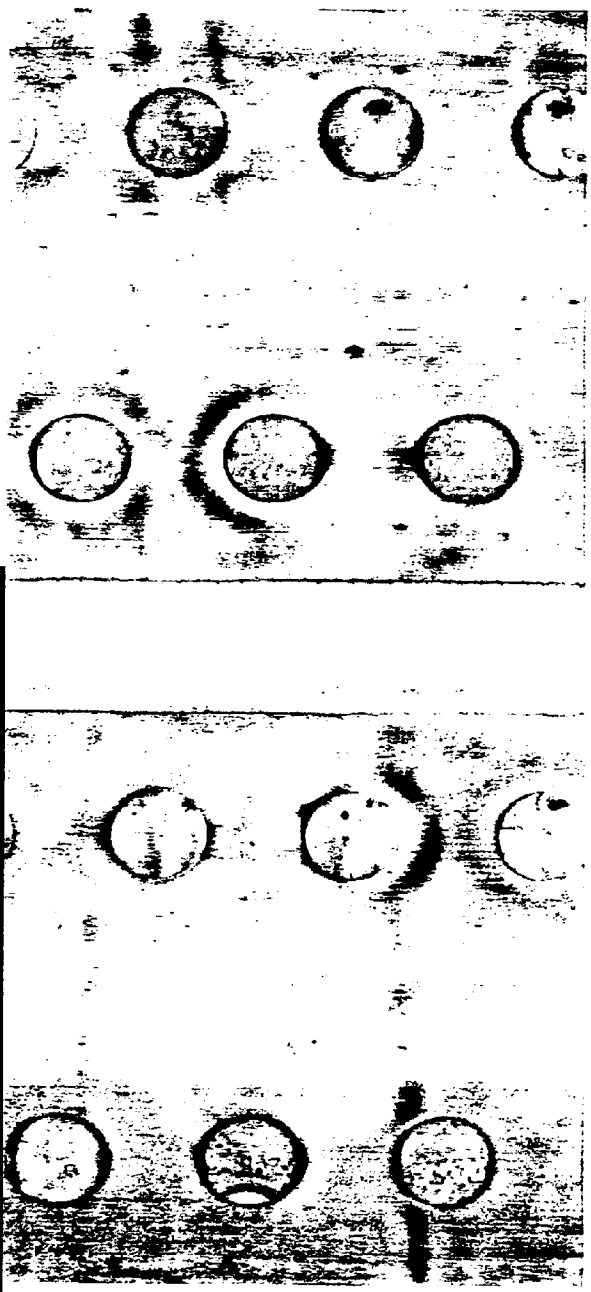
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____
Notary Public

My commission expires:

_____



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 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 8.00
TOTAL 155.15
CHECK 155.15

04/20/93 01 12:24 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1127.0

IDENTIFICATION REFERENCE

APR 20 12 24 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642053