FORM NO. WD-1 REV. 10-86

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
30 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215

BOOK 9109 PAGE 659

FILE BOX 61

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 19 93

Notary Public

MY COMMISSION EXPIRES: 5-24-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 200, 30 Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve V. Ryan (NAME) | NationsBank of Tennessee, N.A. (NAME) | Map 93-10-A |
| 467 Second Avenue South (STREET ADDRESS OR ROUTE NUMBER) | 109 North Avenue N. (STREET ADDRESS) | Parcel 467 |
| Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. 37203-3623 (CITY) (STATE) (ZIP) | 13W 14187 |

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 Steve V. Ryan

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 Unit No. 467, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions, and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

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 7943, Page 777, Register's Office for Davidson County, Tennessee.

72237
IDENTIF. & REFERENCE

93 OCT -8 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

9838 10/08 0101 03CHECK 218.05

This is improved (X) unimproved ( ) property, known as 467 2nd Avenue South (House Number) (Street) Nashville, TN 37210 (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 [redacted] claiming by, through, and under the grantor, but not further or otherwise.

Witness my hand this 29 day of September, 1993

HOME SAVINGS OF AMERICA, FSB

BY: [redacted]

CRAIG M. ROSEN

ASSISTANT VICE PRESIDENT

[redacted] [redacted]

STATE OF TENNESSEE
Davidson County

BOOK 9109 PAGE 669

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 FLORIDA
COUNTY OF BROWARD

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the Home Savings of America, FSB

the within named bargainor, a corporation, and that (he ) as such _____
(they)
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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 29 day of September, 19 93.

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA
PATRICIA ALBRIGHT
COMMISSION # CC 283727
EXPIRES MAY 5, 1997
Atlantic Bonding Co., Inc.
800-732-2245

Patricia Albright
Notary Public

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

_____

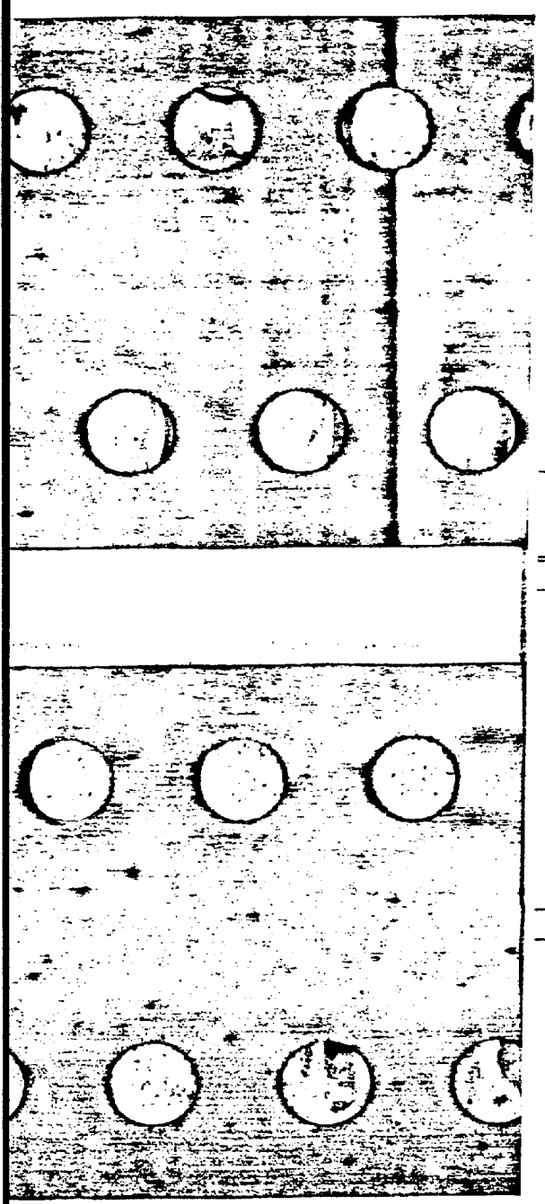
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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 _____

BOOK 9109 PAGE 661

| | | |
|---|---|---|
| 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 56500.00 |
| | | | | CON TX 209.05 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 218.05 |
| | | | | CHECK 218.05 |
| | | | 10/08/93 01 | 10:10 0001 9838 |

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

72237
IDENTIF. ↑ REFERENCE

93 OCT -8 AM 10: 08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 707723