FILE BOX 61

BOOK 9214 PAGE 459

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

David B Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1993.

Rebecca R. Gilland
Notary Public

MY COMMISSION EXPIRES: 5-24-97

(AFFIX SEAL)

SPECIAL WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
David B. Waggoner (NAME)	South Trust Bank (NAME)	150-05-269
2957 Mossdale Drive (STREET ADDRESS OR ROUTE NUMBER)	1801 West End Avenue (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37203 (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, FSB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Waggoner and wife, Michelle R. Waggoner

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. 257 on the Plan of Cherry Hills, Section VII, as of record in Plat Book 4660, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Home Savings of America, FSB by Trustee's Deed of record in Book 8890, Page 246, Register's Office for Davidson County, Tennessee.

05384
IDENTIF. & REFERENCE

94 JAN -7 AM 10:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved ( ) property, known as 2957 Mossdale 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 17th day of December, 19 93

HOME SAVINGS OF AMERICA, FSB
BY: Craig M. Rosen
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 FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Craig M. Rosen and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Asst. Vice President and _____ respectively of the Home Savings of America, FSB the within named bargainor, a corporation, and that (he) as such Asst. Vice President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Craig M. Rosen as such Asst. Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Pompano Beach on this the 17th day of December, 1993

My commission expires _____

_____
Notary Public

OFFICIAL NOTARY SEAL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 000083
MY COMMISSION EXPIRES JAN 13 1994

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.

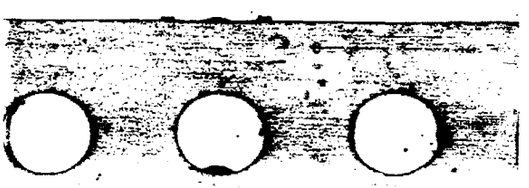
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____

7269 01/07 0101 03CHECK 223.60



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 58000.00
				CON TX 214.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 223.60
				CHECK 223.60
			01/07/94 01	10:31 0001 7269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05384
IDENTIF. ↑ REFERENCE

94 JAN -7 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.743286