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FILE BOX 61

FORM NO. WD-1 REV. 10-86

PREPARED BY & RETURN TO:
DYER, JAMES & TAYLOR, ATTYS.
[illegible] SUITE 200
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

James W. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 94.

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
James W. Kelley,Jr. (NAME)	SouthTrust Bank of Tennessee (NAME)	142-06-0-A
810 Bellevue Road, Unit 4-114 (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue N.,P.O.Box 25150 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37202-5150 (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 James W. Kelley,Jr. and wife, Brenda Sue Kelley

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 Building No. 4, Unit No. 114 and Garage Nos. 1 and 2, on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Page 128 - 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page 257,-312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Home Savings of America, FSB by Trustee's Deed from Thomas R. James, as Trustee of record in Book 8757, Page 266, Register's Office for Davidson County, Tennessee.

17626
IDENTIF. & REFERENCE

94 FEB 14 PM 1:40
FELIX A. JOHNSON II REGISTER
DAVIDSON COUNTY, TN.

5463 02/14 0101 03CHECK 145.90

This is improved (X) unimproved ( ) property, known as 810 Bellevue Road, Unit 4-114 Nashville, TN 37221
(House Number) (Street) (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 31st day of January, 19 94

HOME SAVINGS OF AMERICA, FSB

BY: [signature]
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

FLORIDA
BROWARD CO.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CRAIG H. ROSEN and HIMSELF (his oath) (himself) with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged (themselves) to be the ASST VICE PRES and _____ respectively of the Home Savings of America, FSB the within named bargainor, a corporation, and that (he) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Pompano Bch, FLA on this the 31st day of January, 1994

My commission expires NOTARY PUBLIC PATRICIA ALBRIGHT COMMISSION # CC 283727 EXPIRES MAY 6, 1997 Atlantic Bonding Co., Inc. 800-732-2242

Patricia Albright
Notary Public

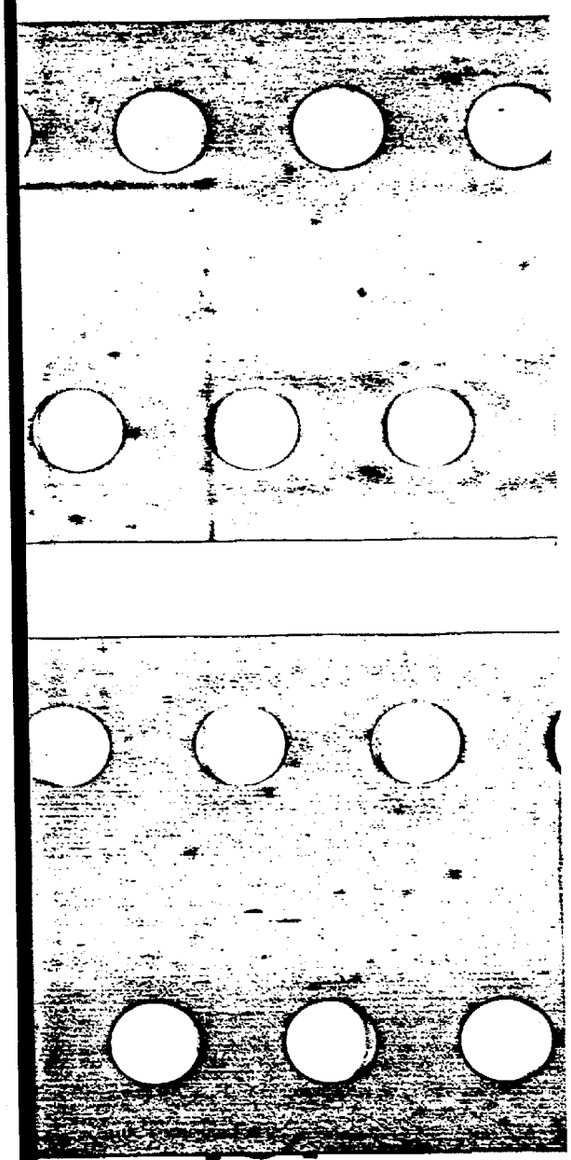
STATE OF TENNESSEE
Davidson County

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 _____

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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

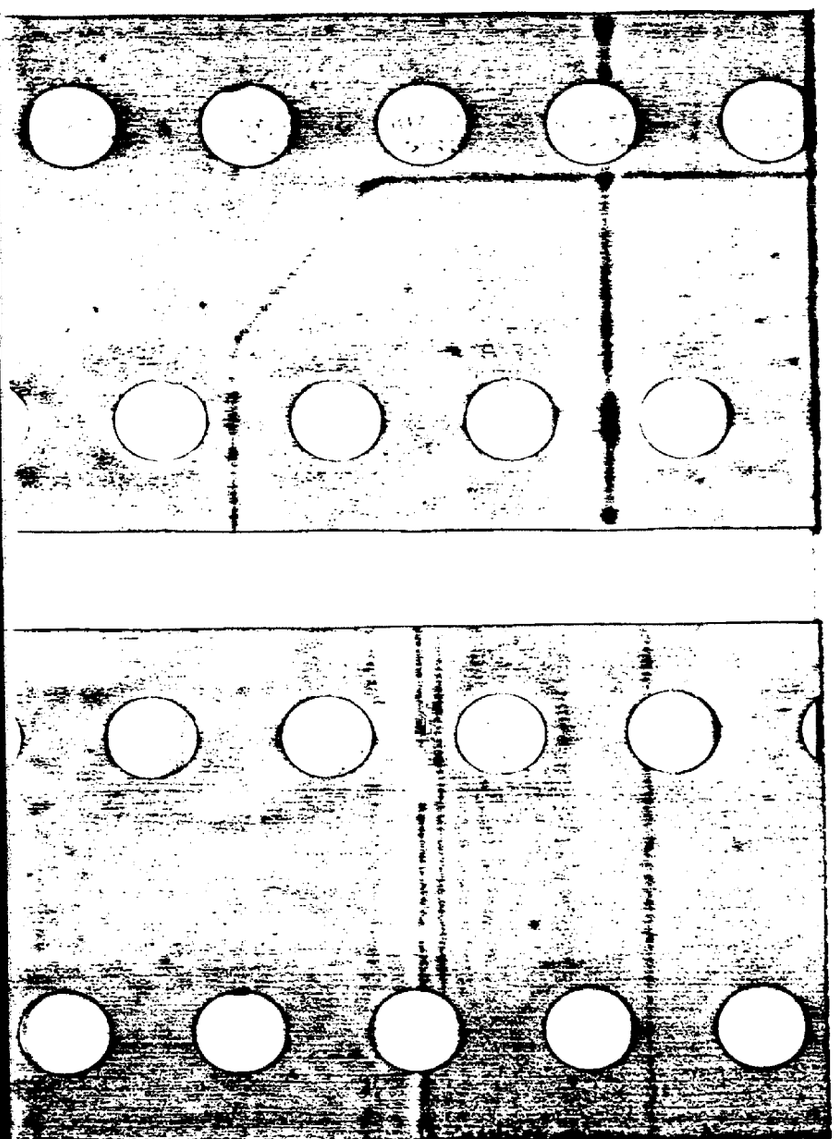
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 37000.00	
			CON TX 136.90	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 145.90	
			CHECK 145.90	
02/14/94	01		13:40 0001 5463	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17626
IDENTIF. # REFERENCE

94 FEB 14 PM 1:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 756393



V011

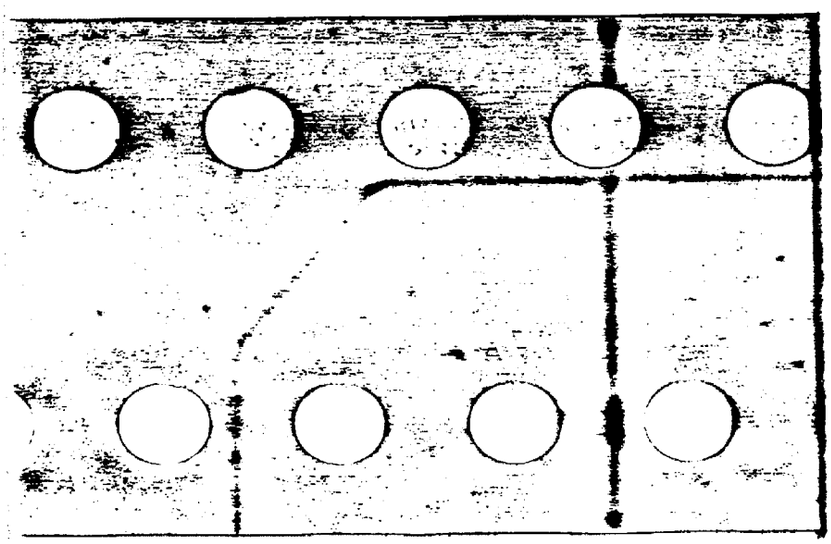
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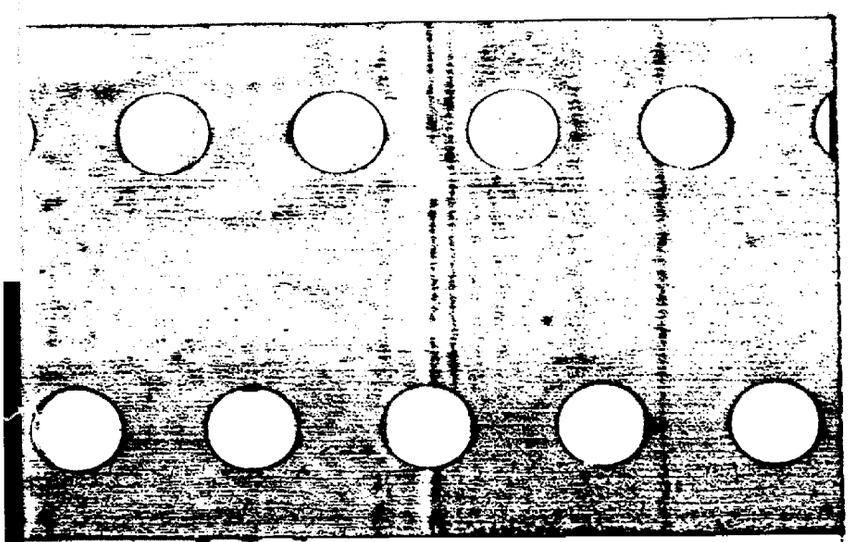
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VOII

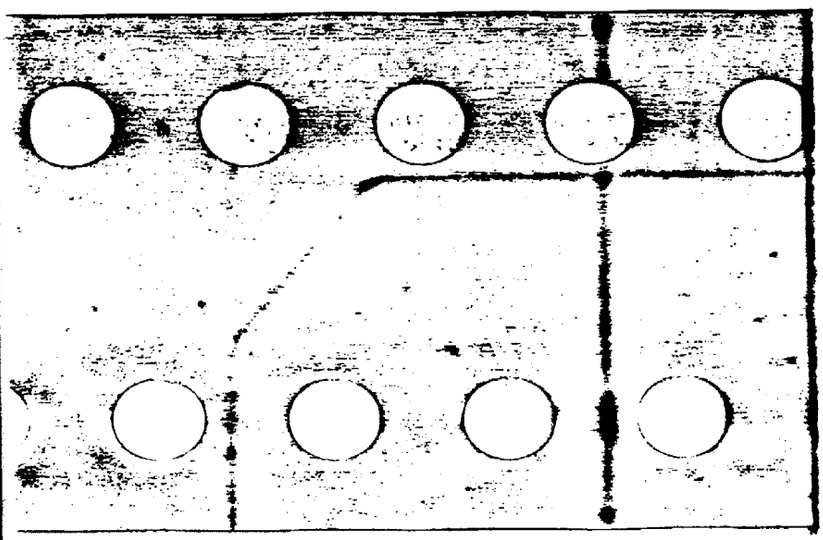
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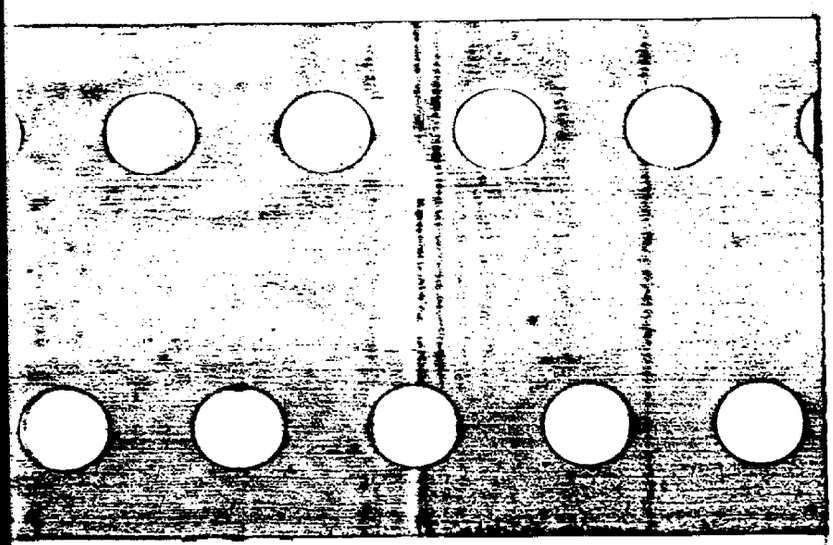
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2-14-94





V011

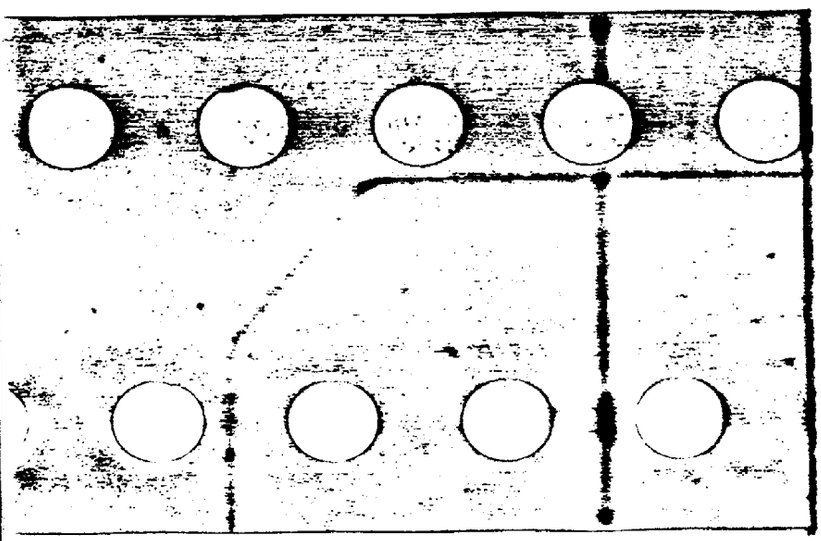
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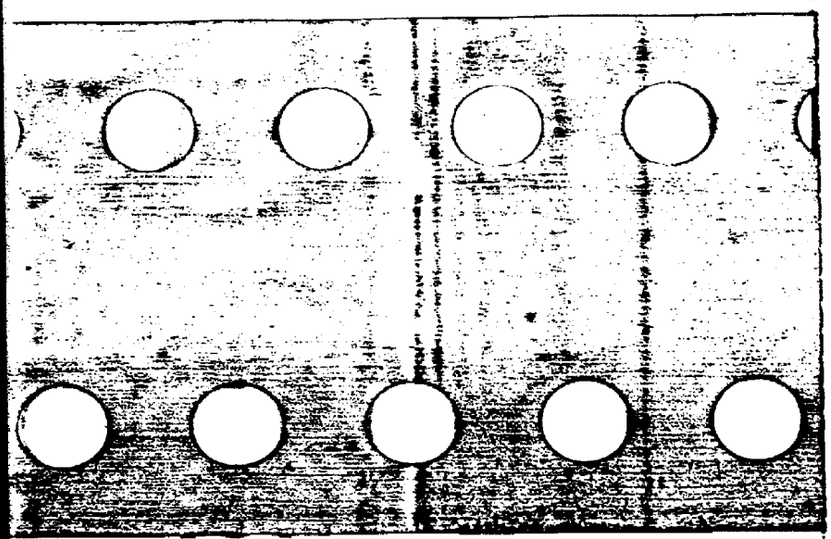
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VOID

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