FILE BOX 61

BOOK 9388 PAGE 518

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 $59,000.00

Rosa Byrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 19 94

Rebecca S. Pinkard
Notary Public

MY COMMISSION EXPIRES: 5-24-97

(AFFIX SEAL)

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

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: TAX BILLS; Rosa Byrum	MAP-PARCEL NUMBERS
Rosa Byrum (NAME)	(NAME)	161-11-A-5100
393 Huntington Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	393 Huntington Ridge Drive (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (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 Rosa Byrum

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. 51 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Home Savings of America, FSB by deed from Thomas R. James, as Trustee, of record in Book 8949, Page 740, said Register's Office.

64856

IDENTIF. & REFERENCE

94 JUN 27 AM 10:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0256 06/27 0101 03CHECK 227.30

This is unimproved ( ) improved ( ) property, known as 393 Huntington Ridge Drive (House Number) (Street) Nashville, TN 37211 (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 [illegible] forever defend the title to said land to the said G[illegible] their heirs and assigns, against the lawful claims of all persons [illegible] grantor, but not further or otherwise.

Witness my hand this day of June, 19 94

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 H. ROSEN and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (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) (they) as such _____ 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 17th day of June 19 94

My commission expires PATRICIA ALBRIGHT COMMISSION # CC 283727 EXPIRES MAY 5, 1997 Atlantic Bonding Co., Inc. 800-732-2245

_____
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

_____

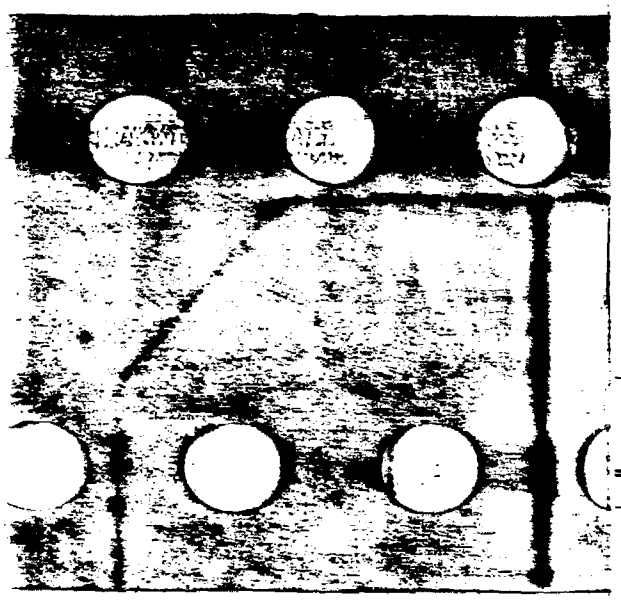
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

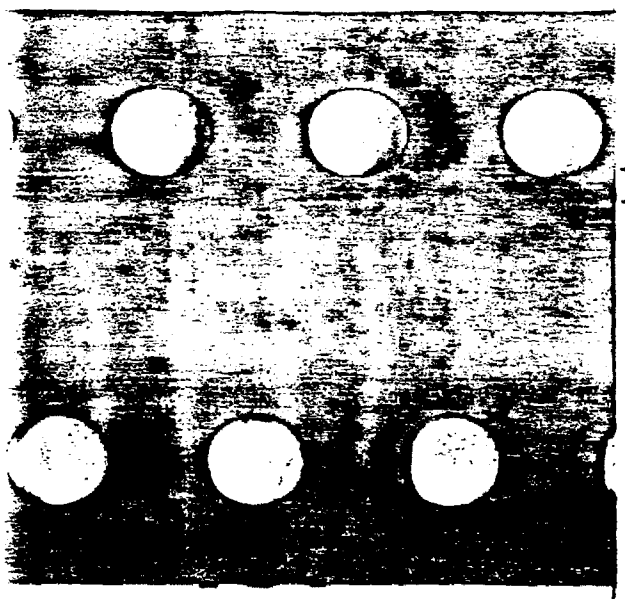
Witness my hand, at office, this _____ day of _____, 19____.

_____
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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

06/27/94 01 10:09 0001 0256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64856
IDENTIF. ↑ REFERENCE

94 JUN 27 AM 10: 09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806953