S & K 94-0359

LOAN #828961

Return to: (enclose self-addressed stamped envelope)
Name: CALIFORNIA LOAN PARTNERS L.P.
Address: 4900 RIVERGRADE ROAD
IRWINDALE, CA 91706
ATT: REO 2250

This Instrument Prepared by:
Home Savings of America, FSB
4900 Rivergrade Road
Irwindale, California 91706

STATE OF FLORIDA)
COUNTY OF BROWARD)

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER FOR THIS TRANSFER IS
$ 42,064.09 Home Savings of America

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 1993.

Notary Public

MY COMMISSION EXPIRES: 9/29/95

BRAD P. SCOBEY
MY COMMISSION EXPIRES
September 29, 1995
BONDED THRU NOTARY PUBLIC UNDERWRITERS

BOOK 9408 PAGE 837

1097450

SPECIAL WARRANTY DEED

This Indenture made this 18TH day of NOVEMBER, 1993, BETWEEN HOME SAVINGS OF AMERICA, FSB, a Federal Savings Bank ("Home Savings"), formerly known as Home Savings of America, F.A., (as hereinafter defined in Exhibit "A"), having a post office address of: 4900 Rivergrade Road, Irwindale, California 91706, Grantor, and CALIFORNIA LOAN PARTNERS, L.P., a California Limited Partnership ("CLP"), having a post office address of: 4900 Rivergrade Road, Irwindale, California 91706, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, all of Guarantors' right, title and interest in and to the following described land situate, lying and being in DAVIDSON County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE PROPERTY CONVEYED TO THE GRANTEE SUBJECT TO: property taxes not yet delinquent and other customary liens and encumbrances which do not adversely affect the marketability of title.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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 claiming by, through, and under the grantor, but not further otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

HOME SAVINGS OF AMERICA, FSB
a Federal Savings Bank
By: _____
Craig M. Rosen
Assistant Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

On 11/18/93, before me, BRAD P. SCOBEY, a Notary Public in and for said State, personally appeared CRAIG M. ROSEN, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they are the ASST. V.P. of the within named corporation and executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/29/95

Notary Public

BRAD P. SCOBEY
MY COMMISSION EXPIRES
September 29, 1995
BONDED THRU NOTARY PUBLIC UNDERWRI

LOAN #~~638961~~

EXHIBIT "A"

BOOK 9408 PAGE 838

(Property Description) Being Lot Number 214 on the Plan of Larchwood Subdivision, Section 2, as of record in Book 5200, Pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee.

Being all or part of the property described in Quitclaim Deed recorded in Book 6031, Page 471, in the Register's Office of Davidson County, Tennessee.

NEW OWNER & TAX BILLS
P.O. Box 25019
Santa Ana, CA 92799

MAP & PARCEL

108-8-57

7518 07/15 0101 03CHECK 157.24

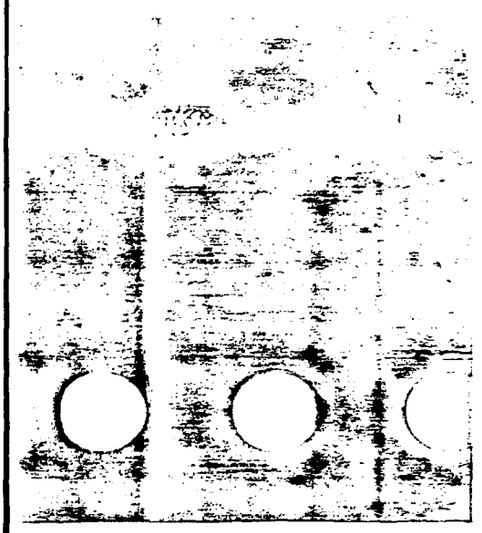
MAIL ENV.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 JUL 15 PM 3:44

71602

IDENTIF. & REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 839

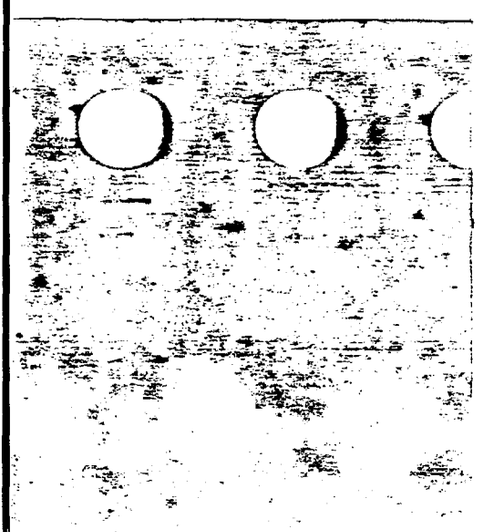
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40064.09
CON TX 148.24
PRFEE 1.00
WDEED 8.00
TOTAL 157.24
CHECK 157.24

07/15/94 01 15:44 0001 7518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



71602
IDENTIF. & REFERENCE

94 JUL 15 PM 3:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814115