THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED BOOK 9913 PG 72

Address New Owner:	Send Tax Bills To:	Map-Parcel
Lester C. McClain 820 North 5th Street Nashville, Tennessee 37207	Owner	82-7-409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $25,000.00

Affiant

Subscribed and sworn to before me this 28th day of December, 1995.

Notary Public

My Commission Expires: 5/24/97

FOR AND IN CONSIDERATION of Twenty-Five Thousand Dollars ($25,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOME SAVINGS OF AMERICA, FSB, a Federal Savings Bank**, ("Grantor"), by these presents, does hereby transfer, sell and convey to **LESTER C. McCLAIN** ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Log No. 20 on the Plan of Millers Addition to Edgefield of record in Book 57, page 133, Register's Office for said County, described as follows:
>
> Said Lot No. 20 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Home Savings of America by Trustee's Deed of record in Book 9730, Page 424.
>
> This is improved property known as 820 North 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Lester C. McLain, his heirs and assigns, forever.

AND Grantor does hereby covenant with Lester C. McLain, that

Grantor is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to said real property to Lester C. McLain, his heirs and assigns, against the lawful claims of all persons claiming by, through and under the Grantor, but not further otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28TH day of December, 1995.

HOME SAVINGS OF AMERICA, FSB:

By: _____
PAULA S. POMPA,
Assistant Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public for the State and County aforesaid, personally appeared PAULA S. POMPA, to me known or proved to me on the basis of satisfactory evidence, and to be the Assistant Vice President of the within named corporation and that she as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Paula S. Pompa as such Assistant Vice President.

Witness my hand and seal at Ft Lauderdale, Florida this 28TH day of December, 1995.

_____
Notary Public
MICHELLE L. Ericson (Name of Notary Printed)

My Commission Expires:

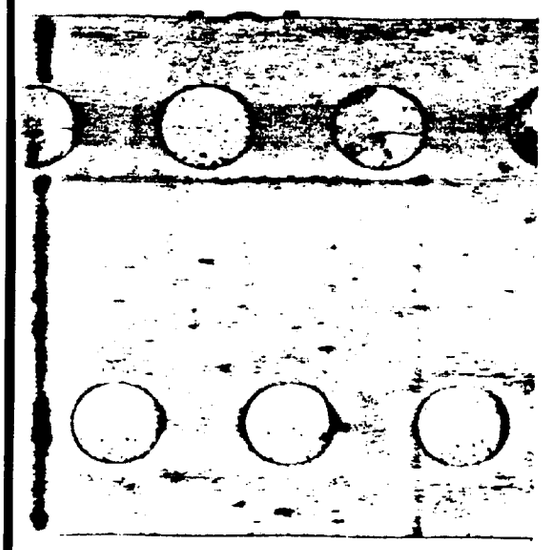
_____

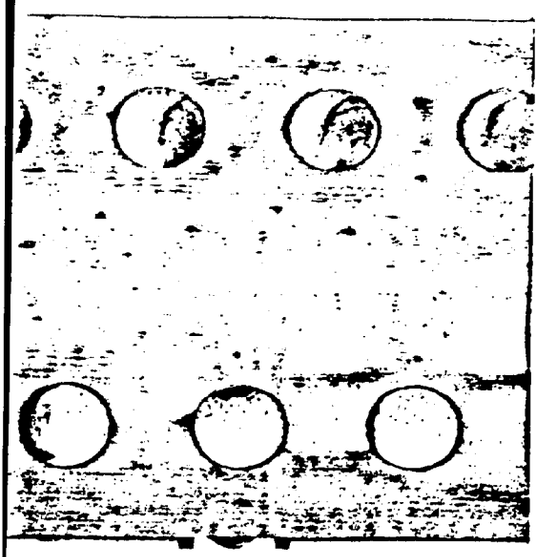
NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
MICHELLE L ERICSON
COMMISSION NUMBER
CC314035
MY COMMISSION EXP.
OCT. 30 1997

0139340
IDENTIFICATION REFERENCE

96 JAN -9 PM 3:22
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

2-43 01/09 3101 03CHECK 131.50





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

RECEIVED OF _____

FOR _____

BOOK 9913 PG 74

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

CAPT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6143

0139340
IDENTIF. REFERENCE

96 JAN -9 PM 3:22
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994482