SPECIAL WARRANTY DEED BOOK 10494 PG 126

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Leland D. Watts 6744 Quiet Lane Brentwood, TN 37027	Same as New Owner	Map 82-7 Parcel 255

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **HOME SAVINGS OF AMERICA, FSB** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **LELAND D. WATTS** ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all restrictions, easements, setback lines, conditions as may be set forth on the Plan of Bryan's Addition to Edgefield of record in Book 6200, Page 503, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 24 day of June, 1997.

HOME SAVINGS OF AMERICA, FSB

By: _____

TITLE: AVP

ATTEST: _____

TITLE: _____

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared PAULA S. POMPA and _____ with whom I am personally acquainted and who upon her (his, her, their) oath (s) acknowledged herself (himself, herself, themselves) to be the Assistant Vice-President and _____ respectively of the HOME SAVINGS BANK OF AMERICA, FSB, the within named bargainor, a corporation, and that she (he, she, they) as such Assistant Vice-President and _____ as such _____ 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 and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ Pompano Beach, Florida, on this the 24th day of June, 1997.

Donna E. Lynch
Notary Public Donna E. Lynch

My Commission Expires:_____

OFFICIAL NOTARY SEAL
DONNA E LYNCH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC541842
MY COMMISSION EXP. MAR. 21,2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $22,500.00.

Leland D. Watts
Affiant (Leland D. Watts)

Sworn to and subscribed before me
this the 24th day of June, 1997.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2-B, Zone Lot Division, Lots Nos. 1 and 2, Bryan's Addition to Edgefield, of record in Book 6200, Page 503, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to HOME SAVINGS OF AMERICA, FSB by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Book 10181, Page 459, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 220 BERRY STREET, NASHVILLE, TENNESSEE 37207

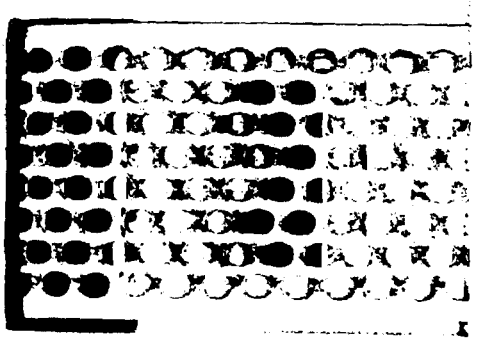
0316477

IDENTIF. & REFERENCE

97 JUN 16 PM 3:22

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3668 06/16 0101 03CHECK 96.25



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

RECEIVED OF _____

FOR _____

BOOK 10494 PG 129

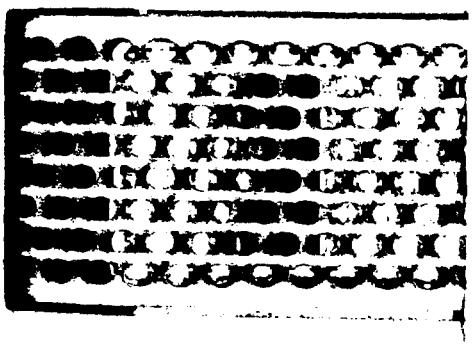
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 22500.00
CON TX 83.25
PRFEE 1.00
WDEED 12.00
TOTAL 96.25
CHECK 96.25

06/16/97 01 15:22 0001 3668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03164777

IDENTIF. ↑ REFERENCE

97 JUN 16 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1163552