27A

Name and Address of New Owner:
Charles T. Henson and wife,
Senaite M. Henson
REO LN #7009046256

Send Tax Bills to:
New Owner

Instr:200004270041568 Page: 1 OF 3
REC'D FOR REC 04/27/2000 8:23:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $906.50

Map and Parcel Nos.
Map 158-11 Parcel 6
FH-2648

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY CORPORATE MERGER TO HOME SAVINGS OF AMERICA FSB,** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **CHARLES T. HENSON AND WIFE, SENAITE M. HENSON** ("Grantees"), their 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, their successors, heirs and assigns forever.

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

Taxes for the year 2000 which are a lien, but not yet due and payable and all matters as set forth on the Plan of Forrest Trails of record in Book 3700, Pages 24 and 25, Register's Office for Davidson County, Tennessee and subject to Restrictive Covenants of record in Book 3929, Page 248, said Register's Office.

Grantor covenants with Grantees 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 Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 28th day of March, 2000.

WASHINGTON MUTUAL BANK, FA
SUCCESSOR BY CORPORATE MERGER
TO HOME SAVINGS OF AMERICA
FSB

By: /Diane Aitken/
TITLE Asst. Vice President

By: /Dana D. Miller/
TITLE Asst. Vice President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Diane Aitken and Susan D. McNalley with whom I am personally acquainted and who upon _____ (his, her, their) oath(s) acknowledged themselves (himself, herself, themselves) to be the Asst. Vice Pres. and Asst. Vice Pres. respectively of **WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY CORPORATE MERGER TO HOME SAVINGS OF AMERICA, FSB**, the within named bargainor, a corporation, and that Diane Aitken as such Asst. Vice Pres. and Susan D. McNalley as such Asst. Vice Pres. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Diane Aitken as such Asst. Vice Pres., and attesting the same by the said Susan D. McNalley as such Asst. Vice Pres..

Witness my hand and official seal at office at Northridge, California, on this the 28th day of MARCH, 2000.

Mildred Owen
Notary Public Mildred Owen

My Commission Expires: 8/22/2001

MILDRED OWEN
Commission #1150963
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $245000.00.

Affiant (Purchaser)

Subscribed and sworn to before me this 31st day of March, 2000.

Notary Public

My Commission Expires: 10 25 03

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Forrest Trails, of record in Plat Book 3700, Pages 24 and 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Washington Mutual Bank, FA successor by corporate merger to Home Savings of America, FSB which deed is dated January 13, 2000, recorded January 31, 2000 as Instrument No. 200001310010002 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1924 OLD HICKORY BLVD. BRENTWOOD, TN 37027.