FORM NO. WD-1

File Box 9

BOOK 6545 PAGE 977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

J. Ronald M. York
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 85.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Ronald M. York (NAME)	Homestead Savings (NAME)	MAP 83-10
1809 Lakehurst Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 6008 (STREET ADDRESS)	PARCEL 249
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Millbrae, CA 94030 (CITY) (STATE) (ZIP)	FB# 23W 17592

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, Arthur Driscoll and Jack Bagwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Ronald M. York, a single person

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 part of the 10-1/4 acre tract on the plan of Richardson Place Subdivision of record in Book 547 at page 135, Register's Office for said County, and described according to a survey by John B. Kohl, III dated September 16, 1980 as follows:

Said property fronts 90 feet on the northerly margin of Lakehurst Drive and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Arthur Driscoll and Jack Bagwell by deed from Janet Sorensen Lam and husband, John S. Lam of record in Book 5897 at page 524, Register's Office for said County.

This conveyance is made subject to property taxes for 1985 for which Grantee will be responsible and restrictive covenants of record in Book 675 at page 744, said Register's Office.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5658 at page 863, said Register's Office (Homestead Savings #950011-7) according to the terms thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

The execution of this deed by Jack Bagwell is effected by the signature of his Attorney-In-Fact, Arthur Driscoll, pursuant to the Power of Attorney ~~recorded in said Register's Office immediately prior to the recording hereof~~ recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (X) property, known as 1809 Lakehurst Dr., Nashville, Tennessee 37205
(House Number) (Street) (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 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of April, 19 85

Arthur Driscoll and Jack Bagwell

BY: Arthur Driscoll

Arthur Driscoll, Individually and as
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Arthur Driscoll

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April 19 85.

Commission expires 11-1-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Arthur Driscoll, to me known to be the person who executed the foregoing instrument in behalf of Jack Bagwell, who acknowledged that he executed the same as the free act and deed of said Jack Bagwell.

~~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 Nashville, Tennessee, this 15th day of April 19 85.

Commission expires 11-1-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Arthur Driscoll and Jack Bagwell

TO

J. Ronald M. York, a single person

Prepared by:

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

EXHIBIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Arthur Driscoll
Affiant, Arthur Driscoll

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 15th day of April, 19 85.

John W. Adams
Notary Public

My Commission Expires: 11-1-87

J 00900

IDENTIF. REFERENCE

MAY 1 12 22 PM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
3334A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J00900

IDENTIF. REFERENCE

MAY 1 12 22 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130137