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FORM NO. WD-1

B047

File # 19230
Loan # 006679583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$112,500.00 Karen K. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XAVIER M. DIXSON (NAME)	Home Savings of America, F.A. (NAME)	MAP 141-15-c
1404 Forest Side Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PARCEL 33
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP)	9D-77420

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, STEPHEN G. SILVA and wife, ANDREA S. SILVA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO XAVIER M. DIXSON, Unmarried

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 Lot No. 144, Phase 5, Rolling River Estates, as of record in Book 5800, page 33, 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 Stephen G. Silva and wife, Andrea S. Silva by deed from Allen Earps Builders, Inc., of record in Book 6263, page 758, Register's Office for Davidson County, Tennessee.

333663

IDENTIFICATION REFERENCE

Aug 20 8 43 AM '86

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) X
This is improved ( ) property, known as 1404 Forest Side Court, Nashville, TN 37221
(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 their hands this 15th day of August, 19 86

Stephen G. Silva by Mark Brabbil attorney in fact
STEPHEN G. SILVA

Andrea S. Silva by Mark Brabbil attorney in fact
ANDREA S. SILVA

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN G. SILVA and wife, ANDREA S. SILVA

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 19 86.

Commission Expires 1-19-87.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

~~STEPHEN G. SILVA~~
S. SILVA
~~ANDREA~~

TO

XAVIER M. DIXSON

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of August, 1986, before me personally appeared Mark Brakebill to me known to be the person who executed the foregoing instrument in behalf of Stephen G. Silva and wife, Andrea S. Silva as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Stephen G. Silva and wife, Andrea S. Silva.

Witness my hand and official seal at Nashville, Tennessee, this the 15TH day of August, 1986.

Notary Public

My Commission Expires: 1-19-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

1'250.00- CAMT.
315.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 321.50-
2097A08/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3363

IDENTIFICATION REFERENCE

Aug 20 8 43 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TENN.

No. 285133