This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251992 FILE BOX #35

WARRANTY DEED

BOOK 6954 PAGE 976

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Lichtenstein (NAME)	Home Savings of America, F. A. (NAME)	
304 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	MAP 104-6
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	PARCEL 94

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by Michael J. Lichtenstein and wife, M. Mary Flannagan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael J. Lichtenstein and wife, M. Mary Flannagan have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $95,000.00 secured by deed of trust of record in Book 6881, page 435, Register's Office for Davidson County, Tennessee.

Regina Ranish, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Michael J. Lichtenstein, and wife, M. Mary Flannagan

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 60 and the westerly 5 feet of Lot No. 59 on the Map of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 60 and part of Lot 59 adjoin and front together 65 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to Regina Ranish, unmarried, by deed from Ann C. Sanders, unmarried of record in Book 5597, page 225, Register's Office of Davidson County, Tennessee.

3369 4

Aug 20 2 03 PM '86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 122,600.00

Subscribed and sworn to before me this the 13th *day of* August, *19* 86

Affiant

My commission expires: 7-8-87

(Affix Seal) *Notary Public*

This is unimproved.( ) improved.(X) property, known as 304 Fairfax Avenue, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 13th *day of* August, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Regina Ranish

BOOK 6354 PAGE 977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Regina Ranish, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 13th *day of* August, *19* 86.

Notary Public

Commission expires 7-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Regina Ranish

TO

Michael J. Lichtenstein etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6954 PAGE 978

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

122800.00- CAMT.
343.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 350.34-
2484A08/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

336934

IDENTIFICATION REFERENCE

Aug 20 2 03 PM '86

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 285512