This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 252289 File Box #35

BOOK 6997 PAGE 83

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott P. O'Neil (NAME)	Home Savings of America, F.A. (NAME)	
224 Fairmont Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	MAP 104-6M
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	PARCEL 24

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

Cash in hand paid by Scott P. O'Neil, unmarried and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Fairmont Associates, II, a joint venture composed of Aberdeen Properties, Inc., Roy S. Jones Construction Co., Inc., and Real Estate Equity Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Scott P. O'Neil, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment Unit B-2 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, Register's Office for said County, for a more complete identification and description of such unit.

Being part of the same property conveyed to Fairmont Associates, II, a joint venture composed of Aberdeen Properties, Inc., Roy S. Jones Construction Co., Inc., and Real Estate Equity Corporation, by deed from Marshall I. Karr, Trustee of record in Book 6402, page 471, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 134,500.00

Subscribed and sworn to before me this the 30th *day of* September 19 86

Affiant

My commission expires: 1/15/87

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 224 Fairmont Court, Nashville, Tennessee 37203
(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 30th *day of* September, 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.*

Fairmont Associates, II, a joint venture
Aberdeen Properties, Inc.

By: Campbell Brown, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

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

_____ *Notary Public*

Commission expires _____

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Campbell Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be joint venturer of Fairmont Associates, II, the within named bargainor, a joint venture and that he as such joint venturer, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

Witness my hand and seal, this ~~30th~~ day of ~~September~~, 19 ~~86~~.

Notary Public

Commission expires 7/18/87

WARRANTY DEED

FROM
Fairmont Associates, II,
a joint venture

TO
Scott P. O'Neil

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

FELIX Z. MILSCH II REGISTER
DAVIDSON COUNTY, TN
OCT 2 9 19 AM '86

IDENTIFICATION REFERENCE

48482

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

13450.00- CONT.
876.00 CSTAX
.50 PREE
6.00 WDT D
CHECK 330.10-
9203A10/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48482

IDENTIFICATION REFERENCE

Oct 2 9 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301849