BOOK 7256 PAGE 501 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: 5-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Green (NAME)	Home Savings of America, F.A. (NAME)	MAP 117-02
3010 23rd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR.173.00
Nashville, TN. 37215 (CITY) (STATE) (P. O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	07DA 22205

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, Fred Pancoast and wife, Carolyn A. Pancoast

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Green and wife, Ellen T. Green, as tenants by the entirety.

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:

BEING the southerly 65 feet of Lot No. 14, on the Plan of W.V. Davidson's Hillsboro Highlands, Block 3, as of record in Book 843, Page 23, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Company, P.C. dated April 17, 1987 as follows:

Said part of lot number 14 fronts 65 feet on the easterly margin of 23rd Avenue, South and runs back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

BEING the same property conveyed to Fred Pancoast and wife, Carolyn A. Pancoast by deed from Thomas L. McCurley, III and wife, Nancy Nichols McCurley of record in Book 6629, Page 811, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 3010 23rd Avenue South, Nashville, Tennessee 37215.

32430

IDENTIFICATION REFERENCE

JUN 3 11 41 AM '87

This is unimproved ( ) improved (X) property, known as 3010 23rd Avenue South, Nashville, TN. 37215
(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 our hand s this 29th day of May, 19 87

Fred Pancoast

Carolyn A. Pancoast

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Pancoast and wife, Carolyn A. Pancoast

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 1987.

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Fred Pancoast
Carolyn A. Pancoast

TO
Mark A. Green
Ellen T. Green

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

135000.00- CAMT.
378.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 384.50-
4673A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32430

IDENTIFI REFERENCE

JUN 3 15 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 89069