File R-87-34

BOOK 7265 PAGE 388

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 87.

Notary Public

MY COMMISSION EXPIRES: 5-4-89

(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
Richard H. Dinkins (NAME)	Home Savings of America, F.A. (NAME)	104-8-F
1931 Capers Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 5CO
Nashville, TN. 37212 (CITY) (STATE) (P O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	22W 22735

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, George A. Henderson, an unmarried person

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Dinkins, an unmarried 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 5, in a Hortizontal Property Regime as shown on the condominium site plan of Old Town Condominiums, as of record in Book 6625, Page 891 and Book 6928, Page 461, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to George A. Henderson by deed from S.C.W. Construction Company, Inc. of record in Book 6922, Page 225, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 1931 Capers Avenue, Nashville, Tennessee 37212.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Old Town Condominiums as of record in Book 6625, Page 891 and Book 6928, Page 461, said Register's Office.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the

This is unimproved ( ) improved (xx) property, known as 1931 Capers Avenue, (House Number) (Street) Nashville, TN. 37212 (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 unincumbered 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 8th day of June, 19 87

George A. Henderson

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 George A. Henderson, an unmarried person

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 8th day of June 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 George A. Henderson

TO Richard H. Dinkins

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUN 11 10 10 AM '87

IDENTIFICATION REFERENCE

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

353889

CONTINUATION OF LEGAL DESCRIPTION

Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6625, Page 891; Rerecorded in Book 6639, Page 116; Addendum of reord in Book 6928, Page 461 and Book 6960, Page 840, and Rerecord of the Addendum of record in Book 6991, Page 1, said Register's Office.

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
			10750.00-	CAMT.
			301.00	CTAX
			.50	PRFEE
			6.00	MTG'D
				CHECK 307.50-
			B069A06/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35389

IDENTIFT REFERENCE

JUN 11 10 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 92393