THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Steven R. Choatie, etux 612 Sunnyslope Court Goodlettsville, Tn. 37072	Home Savings of America P.O. Box 7075 Pasadena, California 91109-7075	Map 12-3 Parcel 15 10D-23829

MORTGAGEE:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, BUSTER CATHEY and wife, DIANNE M. CATHEY, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said STEVEN R. CHOATIE and wife, PATTI M. CHOATIE, hereinafter referred to as 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 Lot No. 20 on the Plan of Grizzard Manor, Section Two, of record in Plan Book 4660, page 17, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description of metes and bounds of said lot.

Being the same property conveyed to Buster Cathey and wife, Dianne M. Cathey, by deed from Joseph W. Hilton, an unmarried man, of record in Book 5150, page 458, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between parties and assumed in full by Grantees, (2) Restrictions of record in Book 4647, page 683, said Register's Office, and (3) All matters shown on the Plan of record in Book 4660, pge 17, said Register's Office.

And the, Grantors do further covenant and bind ourselves,

our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 8th day of June, 1987.

Buster Cathey
BUSTER CATHEY

Dianne M. Cathey
DIANNE M. CATHEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BUSTER CATHEY and wife, DIANNE M. CATHEY with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8 day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 10/6/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Steve R. Choate
Affiant

Sworn to and subscribed before me, this the 8th day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 10/6/89

3541 6.

IDENTIFI REFERENCE

Jun 11 10 25 AM '87

FRANK G. NORRIS, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7265 PAGE 467

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
			950.00- CONT.	
			266.00 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK	272.50-
			8097A06/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.4 1 6.

IDENTIFICATION REFERENCE

JUN 11 10 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92421