BOOK 7274 PAGE 807

FORM NO. WD-1

Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(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
Albert N. Baer (NAME)	Home Savings of America, F.A. (NAME)	MAP 84-11
2220 Selma Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 84
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	03DZ 44280

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, Walter C. Tune, Jr. and wife, Evelyn Tune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert N. Baer and wife, Judith L. Baer , 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 Lot No. 99 on the Plan of Castlewood Estates, Section Two, as of record in Book 2331, Page 91, and as amended in Book 3180, Page 53, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Walter C. Tune, Jr. and wife, Evelyn Tune by deed from Howard R. Amacher and wife, Edna C. Amacher of record in Book 5263, Page 460, Register's Office, Davidson County, Tennessee.

THIS Property is commonly known as: 2220 Selma Avenue, Nashville, Tennessee 37214.

This conveyance is subject to restrictions of record in Book 2450, Page 469, and Book 2488, Page 295, said Register's Office.

This conveyance is subject to public utility easement and building setback line of record in Book 2331, Page 91, and amended in Book 3180, Page 53, said Register's Office.

RECEIVED FOR RECORD ... 1987 ... IDENTIFICATION REFERENCE

38687

unimproved ( ) is is improved (X) property, known as 2220 Selma Avenue, Nashville, TN. 37214
(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 19th day of June , 19 87

Walter C. Tune, Jr.

Evelyn Tune

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 Walter C. Tune, Jr. and wife, Evelyn Tune

the bargainor S, 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 Nashville, Tennessee, this 19th day of June, 19 87

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
Walter C. Tune, Jr.

Evelyn Tune

TO
Albert N. Baer

Judith L. Baer

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 BOOK 7274 PAGE 809

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
			8 [illegible].00- CASH	
			248.92 STATE	
			.50 PRFE	
			6.00 MISC	
			CHECK [illegible].42-	
			1847A06/22/87 BAL .30	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38681

IDENTIFI REFERENCE

JUN 22 12 54 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 96089