BOOK 7297 PAGE 340 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Jo Anne Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 87.

Notary Public

MY COMMISSION EXPIRES: 2-23-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP, PARCEL NUMBERS
Jo Anne Neal (NAME)	Home Savings of America, F.A. (NAME)	MAP 108-8
1004 Elm Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 93
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	3D 86288

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, James H. Hagar and wife, Mary Jane Hagar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Anne Neal, 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:

BEING Lot 4, Revised Plat, Final Plat, Section 2 of the East Lake Subdivision, as of record in Book 5200, Page 299, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James H. Hagar by deed from Terry W. Kirk and wife, Kim L. Kirk of record in Book 7131, Page 825, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 1004 Elm Court, Nashville, Tennessee 37214.

This conveyance is subject to restrictions of record in Book 5689, Page 686 said Register's Office.

This conveyance is subject to Public Utility and Drainage Easement; Utility, Drainage, Planning & Screening Easement and minimum building setback lines of record in Book 5200, Page 299, said Register's Office.

Mary Jane Hagar herein joins to convey any and all rights and interest she may have; especially her marital rights.

James H. Hagar executed this instrument on behalf of Mary Jane Hagar pursuant to a Power of Attorney which is being placed of record currently herewith.

This is unimproved ( ) improved (XX) property, known as 1004 Elm Court, (House Number) (Street) Nashville, Tennessee 37214 (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 my hand this 13th day of July, 19 87

James H. Hagar

Mary Jane Hagar by James H. Hagar, Her Attorney-In-Fact

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 James H. Hagar

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 13th day of July 1987

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson COUNTY

(AFFIX SEAL)

Personally appeared before me, James H. Hagar, Attorney-In-Fact for Mary Jane Hagar
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

Attorney-In-Fact
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 13th day of July 19 87.

My Commission Expires 7-9-89

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
James H. Hagar

TO
Jo Anne Neal

45923

IDENTIFICATION REFERENCE

JUL 15 11 11 AM '87

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

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

55900.00- CASH
156.52 STAX
.50 PRFEE
6.00 MISC
CHECK 153.02-
0060AD7/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45923.

IDENTIFICATION REFERENCE

JUL 15 11 11 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104226