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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.

Robbie C. Pinter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: March 20, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella S. Hunt, Attorney, 222 Third Avenue, North - Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Michael R. Pinter (NAME)	Home Savings of America F. A. (NAME)	118-9-81
1026 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP)	

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, Beulah Dickens, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. PINTER AND WIFE, ROBBIE C. PINTER

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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Leonte Subdivision, not of record, and described according to a survey made by W. B. Southgate, in December, 1936, and March 1938, as follows:

Beginning at a point in the northerly margin of Draughon Avenue at the corner of Lots 47 and 48; thence with the line between said lots, northerly 191 feet 6 inches to a point at the corner of said lots and of Lots 35 and 26; thence with the line between Lots 35 and 48, westerly 100 feet to a point at the corner of said lots and of Lots 34 and 49; thence with the line bwtween said Lots 48 and 49, southerly 193 feet to the north margin of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to J. C. Dickens and wife, Beulah Dickens, by deed from Seth D. Sparkman and wife, Judy F. Sparkman, of record in Book 1713, page 53, Register's Office for Davidson County, Tennessee. The said J. C. Dickens having since died.

FELIX Z. WILKINS III REGISTER
DAVIDSON COUNTY, TN
JUL 22 3 58 PM '87

IDENTIFICATION REFERENCE

4 8 1 6 6

This is improved (X) unimproved ( ) property, known as 1026 Draughon Avenue (House Number) (Street) Nashville, Tennessee 37204 (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 hand this 22nd day of July, 1987

Beulah Dickens
BEULAH DICKENS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beulah Dickens, a widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 19 87.

Commission Expires March 11, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BEULAH DICKENS

TO

MICHAEL R. PINTER AND WIFE,

ROBBIE C. PINTER

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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
			[illegible]	
			[illegible]	
			.50	
			6.00	
			[illegible]	.00-
			2633A07/2[illegible]787 [illegible]	.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4. 8. 1. 6. 6.

IDENTIFT REFERENCE

JUL 22 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.106745