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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 $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 87.

Notary Public

MY COMMISSION EXPIRES: 2.9.87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Christine Ann Romeo (NAME)	Home Savings of America, F.A. (NAME)	MAP 104-8
1700 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 389
Nashville, TN. 37212 (CITY) (STATE) (P O ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	22W 17095

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, Richard C. Ward, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine Ann Romeo, 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 No. 6, Plat of a Subdivision of Lots 37 and 52, O.B. Hay's Rokeby Addition, as of record in Book 547, Page 2, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Richard C. Ward by deed from Jean Hutchinson Woodberry Howard of record in Book 6010, Page 158, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 1700 Villa Place, Nashville, Tennessee 37212.

Patricia R. Young executed this instrument on behalf of Richard C. Ward, an unmarried person pursuant to a Power of Attorney which is being placed of record currently herewith.

5671 5.

IDENTIFI REFERENCE

Aug 19 9 51 AM '87

DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1700 Villa Place, Nashville, TN. 37212
(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 my hand this 14th day of August, 19 87

Richard C. Ward

By: Patricia R. Young, His Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson COUNTY

(AFFIX SEAL)

Personally appeared before me, Patricia R. Young, Attorney-in-Fact for Richard C. Ward
(Name of officer) (Official capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that S he executed the within instrument for the purposes therein contained, and who further acknowledged that S 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 14th day of August 19 87.

My Commission Expires 7-9-88

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Richard C. Ward

TO
Christine Ann Romeo

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 7 1 5

IDENTIFICATION REFERENCE

AUG 18 9 51 AM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 06539