THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255548

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara Ann Groux (NAME)	Home Savings of America (NAME)	MAP 141-11A
713 Harbour Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7075 (STREET ADDRESS)	PARCEL 7
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Barbara Ann Groux and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7338 PAGE 325

Charles M. Strnad and wife, Joy Strnad

have this day bargained and sold, and do hereby transfer and convey unto the said Barbara Ann Groux, an unmarried person

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 317, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for said County.

Said Lot No. 317 fronts 44.21 feet on the southwesterly margin of the cul-de-sac at the terminus of Rock Harbour Court and extends back 204.35 feet on the northerly line and 220.15 feet on the broken southeasterly line to a dead line in the rear, measuring 157.00 feet thereon.

Being the same property conveyed to Charles M. Strnad and wife, Joy L. Strnad, by deed from Allen Earps Builders, Inc., of record in Book 6329, page 493, Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 713 Rock Harbour court
Nashville, Tennessee 37221

60368

IDENTIFICATION REFERENCE

AUG 28 2 56 PM '87

FELIX E. DILLON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,000.00

Subscribed and sworn to before me this the 27th *day of* August 19 87

My commission expires 11/13/90

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 713 Rock Harbour Court, Nashville, TN 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 27th *day of* August *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Charles M. Strnad
Charles M. Strnad
by Lisa R. Bell

Joy Strnad
Joy Strnad
by Lisa R. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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* ____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* ____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Betsy B. Edwards, the undersigned Notary Public in and for said State and County, personally appeared LISA R. BELL, to me known (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of CHARLES M. STRNAD AND WIFE, JOY L. STRNAD, and acknowledged that she executed the same as the free act and deed of the said CHARLES M. STRNAD AND WIFE JOY L. STRNAD.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of August, 1987.

Betsy B. Edwards
Notary Public
My Commission expires 11/12/90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7338 PAGE 327

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			123000.00- CAMT.	
			344.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 350.90-	
6931	A08/28/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 3 6 8

IDENTIFICATION REFERENCE

AUG 28 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10735