THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255698

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS L. JAMES (NAME)	Home Savings of America (NAME)	MAP 92-16
900 19TH AVENUE SOUTH (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 7075 (STREET ADDRESS)	PARCEL 309
NASHVILLE, TN 37212 (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 THOMAS L. JAMES and wife, MARY BETH M. JAMES and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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have this day bargained and sold, and do hereby transfer and convey unto the said Thomas L. James and wife, Mary Beth M. James *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Unit No. 705 on the plan of University Square Condominiums, of record in Plat Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as set forth in Master Deed of record in Book 7051, page 529, amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete description.

Commonly known as: Unit #705
900 19th Avenue S.
Nashville, Tn 37212

Being a portion of the same property conveyed to University Square Joint Venture from Aberdeen Properties, Inc. by deed of record in Book 6620, page 224, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 68,500.00

Subscribed and sworn to before me this the 30th *day of* September *19* 87

My commission expires: (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 900 19TH AVE SOUTH, #705, NASHVILLE, TN 37212
(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 30th *day of* September *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.*

by Shirley A. Smith, Atty in fact
CHARLES C. BROWN, JR

by Shirley A. Smith, Atty in fact
WILLIAM LEIGHTON REED

WILLIAM KING SELF, JR. by Shirley A. Smith, Atty in fact

RANDALL C. FERGUSON by Shirley A. Smith, Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 Pubic 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 WILLIAMSON

Before me, a Notary Public in and for the aforesaid county and state, appeared SHIRLEY ZEITLIN, Attorney in Fact for CHARLES C. BROWN, JR., WILLIAM LEIGHTON REED, WILLIAM KING SELF, JR., AND RANDALL C. FERGUSON, and who upon oath acknowledged them to be the venturers in University Square Joint Venture, the within named bargainor, a Joint Venture, and that they as such venturers, authorized the execution of the foregoing instrument for the purposes therein contained by signing the name of the venture by them as venturers.

Witness my hand and seal, this 30th day of September, 1987.

Peter B. Edwards

Notary Public, my commission expires 11/12/87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON.

Before me, the undersigned Notary Public, personally appeared SHIRLEY ZEITLIN, to me known (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of CHARLES C. BROWN, JR., WILLIAM LEIGHTON REED, WILLIAM KING SELF, JR., AND RANDALL C. FERGUSON, and acknowledged that SHE executed the same as the free act and deed of the said CHARLES C. BROWN, JR., WILLIAM LEIGHTON REED, WILLIAM KING SELF, JR., AND RANDALL C. FERGUSON.

Witness my hand and seal this 30th day of September, 1987.

Peter B. Edwards

Notary Public, my commission expires 11/12/90

WARRANTY DEED

FROM

TO

DAVIDSON COUNTY, TN
OCT 15 7 00

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

IDENTIFICATION

70953

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

68500.00- CAMT.
191.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.30-
9203A 10/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 0 9 5 3

IDENTIFICATION REFERENCE

Oct 2 1 37 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22733