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)	

RE-RECORD BOOK 7372 PAGE 815

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,

BOOK 7369 PAGE 997

University Square Joint Venture, a Tennessee joint venture,

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: 11/10/91 *(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.*

Charles C. Brown, Jr. by Shirley A. Zeitlin, Atty-in-fact
CHARLES C. BROWN, JR

William King Seef, Jr. by Shirley A. Zeitlin, Atty-in-fact
WILLIAM KING SEEF, JR.

William Leighton Reed by Shirley A. Zeitlin, Atty-in-fact
WILLIAM LEIGHTON REED

Randall C. Ferguson by Shirley A. Zeitlin, Atty-in-fact
RANDALL C. FERGUSON

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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 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.

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.

Notary Public, my commission expires 11/12/90

RE-RECORD

7199

IDENTIFICATION REFERENCE

OCT 6 2 41 PM '87

DAVIDSON COUNTY, TN

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

IDENTIFICATION

WARRANTY DEED

FROM

TO

70953