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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 $275,000.

Richard D. Alston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1987

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 15, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Richard D. Alston (NAME)	Home Savings of America, F. A. (NAME)	117-11E-5 co
3517 Stokesmont Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 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, FAIRFAX DEVELOPMENT COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. ALSTON AND WIFE, SHERI S. ALSTON

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 a part of the Plan of Bentley Park Condominiums, as of record in Plat Book 6900, page 153, Register's Office for said County, the part hereby described being:

Unit No. 117-A on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Bentley Park Condominiums, as of record in Book 7076, page 560, Register's Office for said County.

Being part of the same property conveyed to Fairfax Development Company, by deed from Thompson B. Patterson and wife, JoAnn H. Patterson, of record in Book 6640, page 517, and by deed from Hillis E. Johnson and wife, Frances Little Johnson, of record in Book 6274, page 109, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See Attached marked Exhibit "A")

DAVIDSON COUNTY, TN
Oct 15 11 07 AM '87

IDENTIFICATION REFERENCE

7 4 7 7 5.

This is unimproved ( ) improved (X) property, known as 3517 Stokesmont Road (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37215 (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 15th day of October, 1987

FAIRFAX DEVELOPMENT COMPANY

By: Fred W. Stephenson
Fred W. Stephenson
Secretary/Treasurer

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, (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
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Fred W. Stephenson

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 Secretary/Treasurer of the Fairfax Development Company a corporation, and that he as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary/Treasurer

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 19 87.

Jo Ann Smith Notary Public

Commission Expires March 14 1991

WARRANTY DEED

FROM

FAIRFAX DEVELOPMENT COMPANY

TO

RICHARD D. ALSTON AND WIFE,

SHERI S. ALSTON

ATTORNEYS TITLE

A Minnesota Title Company

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

EXHIBIT "A"

1. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictios, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Bentley Park Condominium of record in Book 7076, page 560,said Register's Office, and the By-Laws appended thereto of record in Book 7076, page 574, said Register's Office.

2. The Plan of record in Book 6900, page 153, said Register's Office shows an Owners Certificate, certain easements & setback lines to which plan reference is hereby made.

3. Exclusive Easement across Lot 115 of Watkins Grove by instrument of record in Book 6686, page 625, said Register's Office.

4. Easement for sanitary sewer and storm drainage granted to Metropolitan Government of record in Book 4104, page 397, said Register's Office.

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

275000.00- CAMT.
770.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 779.50-
3581A10/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 7 7 5

IDENTIFICATION REFERENCE

OCT 16 11 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27007