Prepared By: Saturn & Mazer, Attys., 212 Third Avenue North, Nashville, Tn.

Box 7

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Mark Baldwin (NAME)	Home Savings of America, F.A. (NAME)	MAP 141-15-C
1412 Forest Side Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PARCEL 31
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP CODE)	TAX 9D-77416

WARRANTY DEED

For and in consideration of the sum of Ten Dollars DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, we

ERIC L. ROSENBERG and wife, MICHELLE T. ROSENBERG

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have bargained and sold, and by these presents do transfer and convey unto the said DAVID MARK BALDWIN ET UX WENDY KRAEMER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

EXHIBIT 'A'

Land in Davidson County, Tennessee, Being Lot No. 146 on the Plan of Rolling River Estates, Section V, as of record in Book 5800, Page 33, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric L. Rosenberg and wife, Michelle T. Rosenberg, by deed from Allen Earps Builders, Inc., of record in Book 6365 Page 310, Register's Officer for Davidson County, Tennessee.

8:30:19 IDENTIFICATION Nov 17 11 12 AM '87 FELIX E. WILSON II Rg DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 1412 Forest Side Court (House Number) (Street)
Nashville, TN 37221
(P. O. Address) (City or Town) (Zip Code)

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.

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 _____ day of _____, 19____.

Eric L. Rosenberg

Michelle T. Rosenberg

STATE OF TENNESSEE
COUNTY OF _____

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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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 106,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

+ David Mark Baldwin

Sworn to and subscribed before me
this 6th day of November, 19 87.

My commission expires 3-11-91 Notary Public

TO 1844 CA (8-74)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

(Individual)

STATE OF CALIFORNIA } SS.
COUNTY OF Los Angeles

On October 3, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC L. Rosenberg and Michelle T. Rosenberg, known to me to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature
Mike E. Leming

OFFICIAL SEAL
MIKE E. LEMING
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. June 20, 1990

(This area for official notarial seal)

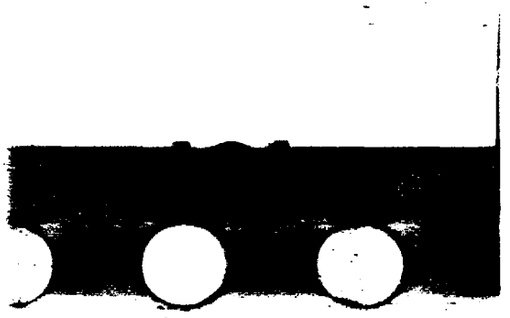
STAPLE HERE

WARRANTY DEED

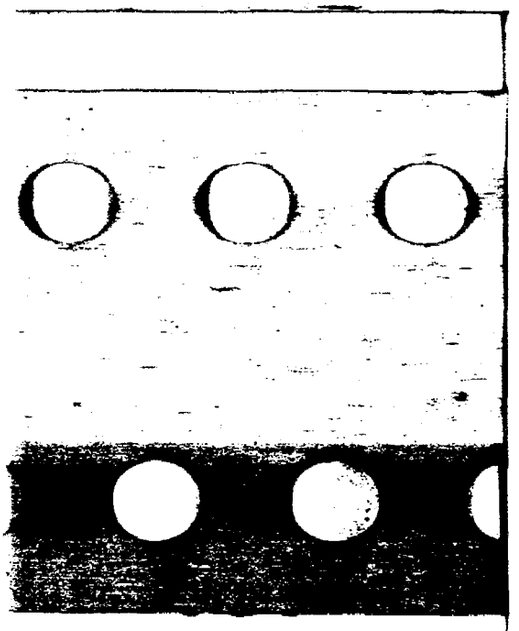
FROM

TO

Ticor Title Insurance
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7404 PAGE 911

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
			106500.00-	CAMT.
			298.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 304.70-
3303A		11/17/87		BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:30 A.M.

IDENTIFF REFERENCE

NOV 17 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36477