BOOK 7424 PAGE 364 File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

James P. Vienneau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 87.

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
James P. Vienneau (NAME)	Home Savings of America, F.A. (NAME)	MAP 91-15
4807 Dakota Avenue (STREET ADD. RFD OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PARCEL 305
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	25W 01555

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, Geoffrey L. Stewart and wife, Amy R. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Vienneau, an unmarried person

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:

BEING Lot 708 and the Easterly 2 feet of the Southerly 26 feet of Lot 710, Block 33, Plan of the Charlotte Park Company's First Addition to Nashville as recorded in Book 57, Page 103, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated November 19, 1987 as follows:

Said property fronts 50 feet on the Southerly side of Dakota Avenue and extends back 150 feet on the Easterly lot line, to the Northerly boundary of an alley; thence along said alley in a Westerly direction, 52 feet to a point; thence in a Northerly direction 26 feet to a point; thence in an Easterly direction 2 feet to a point in the Easterly boundary of Lot 710; thence following said boundary in a Northerly direction 124 feet to the Northwest corner of the subject property, the point of beginning.

BEING the same property conveyed to Geoffrey L. Stewart and wife, Amy R. Stewart by deed from Horace U. Henley and wife, Betty G. Henley of record in Book 6797, Page 335, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 4807 Dakota Avenue, Nashville, TN. 37209.

98849

IDENTIFICATION REFERENCE

DEC 11 1 46 PM 1987

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property. Known as 4807 Dakota Avenue, Nashville, TN. 37209
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 10th day of December, 19 87

Geoffrey L. Stewart

Amy R. Stewart

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geoffrey L. Stewart and wife, Amy R. Stewart

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 19 87

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

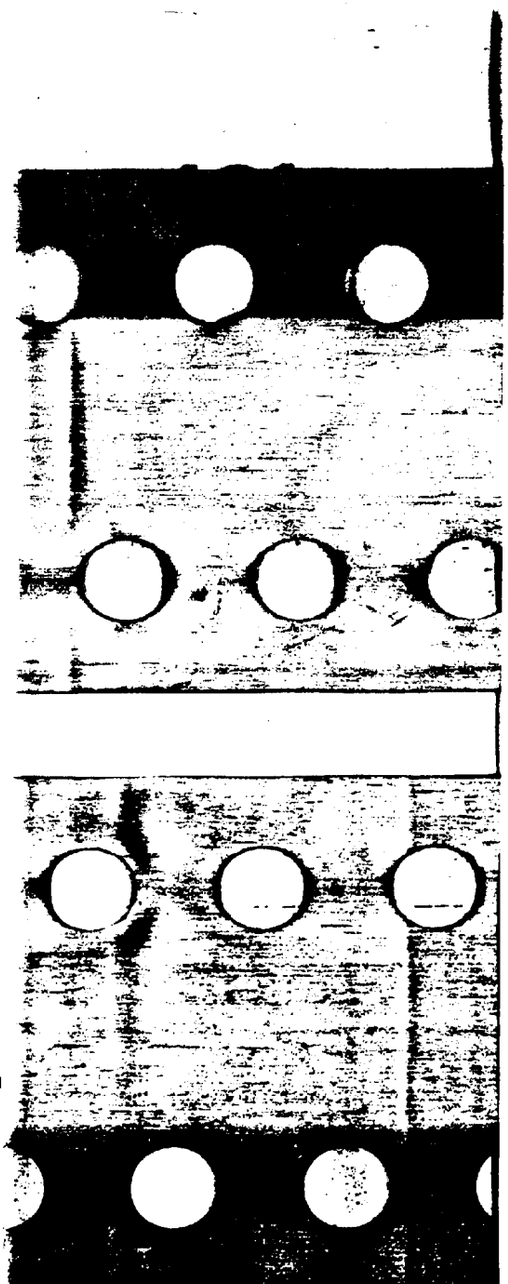
WARRANTY DEED

FROM
Geoffrey L. Stewart

Amy R. Stewart

TO
James P. Vienneau

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217



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

80000.00- CAMT.
224.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.50-
1230A12/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89849

IDENTIFICATION REFERENCE

DEC 11 1 46 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 44225