STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $90,000.00
Ophelia P. Dean
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February, 19 88
M. Edith Montgomery
Notary Public
MY COMMISSION EXPIRES: 3/4/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Ophelia P. Dean (NAME)	Home Savings of America, F.A. (NAME)	148-10-0
142 Anton Drive (ADDRESS)	P. O. Box 7075 (ADDRESS)	131.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pasadena, California 91109-7075 (CITY) (STATE) (ZIP)	05DU44807

FOR AND 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, Jack Hand and wife, Janice Hand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ophelia P. Dean, 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 NO. 118 on the Plan of Blanchard Heights, Section III, as of record in Book 3106, page 140, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack Hand and wife, Janice Hand by deed from Steve M. Zanis and Beth E. Zanis of record in Book 7399, Page 404, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3458, page 403 said Register's Office.

This conveyance is subject to any and all existing easements of record.

0.8.7.4.2.

IDENTIFI REFERENCE

MAR 1 10 23 AM '88

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

1295 03/01 0101 03CHECK 258.50

unimproved ( )
This is improved (X) property, known as 142 Anton Drive, Nashville, TN 37211
(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 26th day of February, 19 88

Jack Hand

Janice Hand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Hand and wife, Janice Hand

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February, 19 88.

Commission expires 3/11/90

M. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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

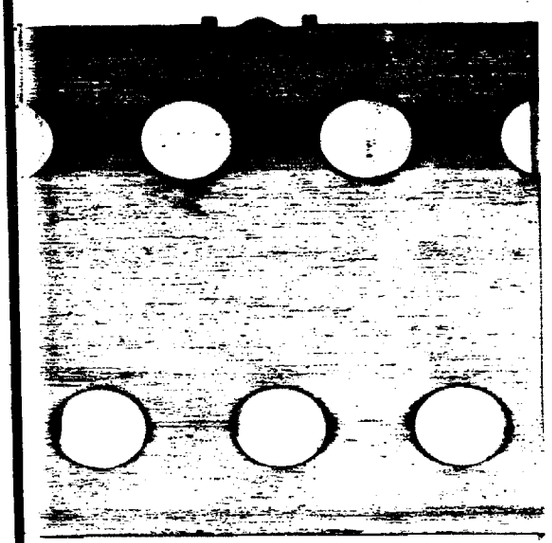
WARRANTY DEED

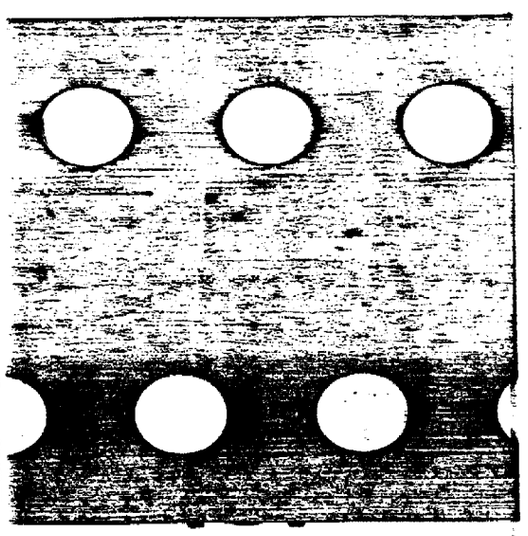
FROM
Jack Hand and wife, Janice Hand

TO
Ophelia P. Dean

RETURN TO:
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 116

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

CAMT 90000.00
CON TX 252.00
PRFEE 0.50
WDEED 6.00
TOTAL 258.50
CHECK 258.50

03/01/88 01 10:25 0001 1295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.4.2

IDENTIFI REFERENCE

MAR 1 10 23 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 66004