BOOK 7557 PAGE 887 File Box 24

FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19[illegible]88

Notary Public

MY COMMISSION EXPIRES: 5-13-90

(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:	MAP-PARCEL NUMBERS
James Knickerbocker (NAME)	Home Savings of America, F.A. (NAME)	MAP 127
8163 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 254
Nashville, TN. 37221 (CITY) (STATE) (ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	09D 79936

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, Gemini Group, a partnership composed of L. Daniel Blankenship and Phil D. Newton.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Knickerbocker and wife, Sally B. Knickerbocker, as tenants by the entirety.

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. 3, E.L. Wallace Subdivision, of record in Plat Book 6200, Page 550, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Gemini Group, a partnership composed of L. Daniel Blankenship and Phil D. Newton by deed from Elvis L. Wallace and wife, Sara Wallace of record in Book 7181, Page 258, Register's Office, Davidson County, Tennessee.

3669 05/31 0104 03CHECK 453.10

This conveyance is subject to public utility and drainage easement; utility anchor easements and flood lines of record in Plat Book 6200, Page 550, said Register's Office.

35224

IDENTIFICATION REFERENCE

MAY 31 3 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 8163 Charlotte Pike, Nashville, TN. 37221
(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 my hand this 27th day of May, 19 88

Gemini Group

By: [signature], General Partner

L. Daniel Blankenship, General Partner

STATE OF TENNESSEE
Davidson County

BOOK 7557 PAGE 888

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, 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____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson COUNTY

(AFFIX SEAL)

Personally appeared before me, L. Daniel Blankenship, general partner of the
(Name of officer) (Offical capacity of officer)
Gemini Group

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

General Partner
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 27th day of May 19 88.

My Commission Expires 5-13-90

Dina D. Burum
Notary Public

(AFFIX SEAL)

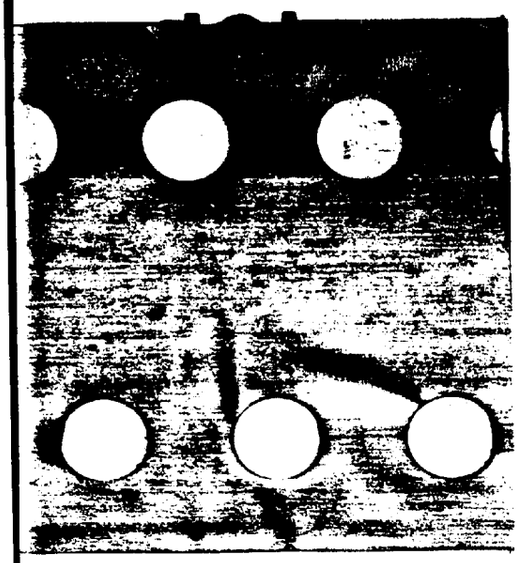
WARRANTY DEED

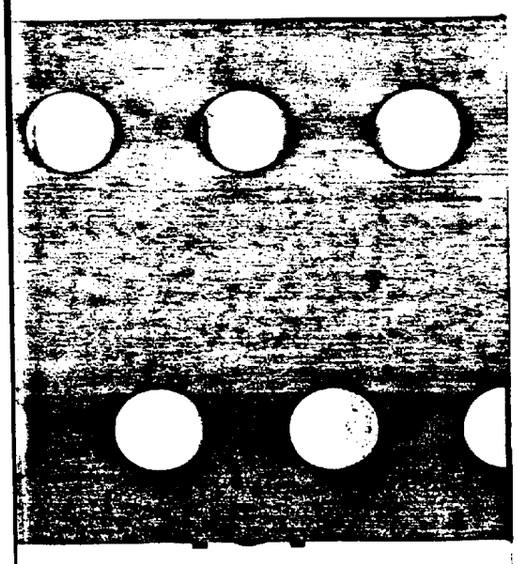
FROM
Gemini Group

TO
James Knickerbocker

Sally B. Knickerbocker

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 _____

BOOK 7557 PAGE 889

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 159500.00
CON TX 446.60
PRFEE 0.50
WDEED 6.00
TOTAL 453.10
CHECK 453.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/88 01 15:27 0001 2669

35224

IDENTIFICATION REFERENCE

MAY 31 3 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96798