This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 7636 PAGE 263

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Avril, Sr.	Home Savings of America, F. A.	171-08-16
(NAME)	(NAME)	
5541 Saddlewood Lane	P. O. Box 7075	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Pasadena, CA 91109-7075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by James W. Avril, Sr. and wife, Judith P. Avril and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Murph T. Cathcart and wife, G. Elizabeth Cathcart

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Avril, Sr. and wife, Judith P. Avril

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Plan of Saddlewood Subdivision as of record in Book 5200, page 128, Register's Office for said County, to which lot is described on the plan of record as follows:

Said Lot fronts 158 feet along the northerly side of Saddlewood Lane and runs back between lines 321.93 feet on the easterly side and 270 feet along the westerly side to a line in the rear measuring 128.38 feet.

Being the same property conveyed to Murph T. Cathcart and wife, G. Elizabeth Cathcart by deed from Robert E. Windrow and wife, Ann Windrow of record in Book 6409, page 808, Register's Office for Davidson County, Tennessee.

Commonly Known AS: 5541 Saddlewood Lane, Brentwood, Tennessee 37027.

62075

IDENTIFICATION REFERENCES

AUG 26 9 19 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0966 08/26 0101 03CHECK 620.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 186,000.00

Subscribed and sworn to before me this the 24th *day of* August *19* 88

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant Judith P. Avril

Notary Public Judy A. Lehman

This is improved (XX) unimproved ( ) property, known as 5541 Saddlewood Lane Brentwood, TN 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 24th *day of* August *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Murph T. Cathcart

G. Elizabeth Cathcart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Murph T. Cathcart and wife, G. Elizabeth Cathcart

the within named 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* 24th *day of* August, *19* 88

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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

_____ *Notary Public*

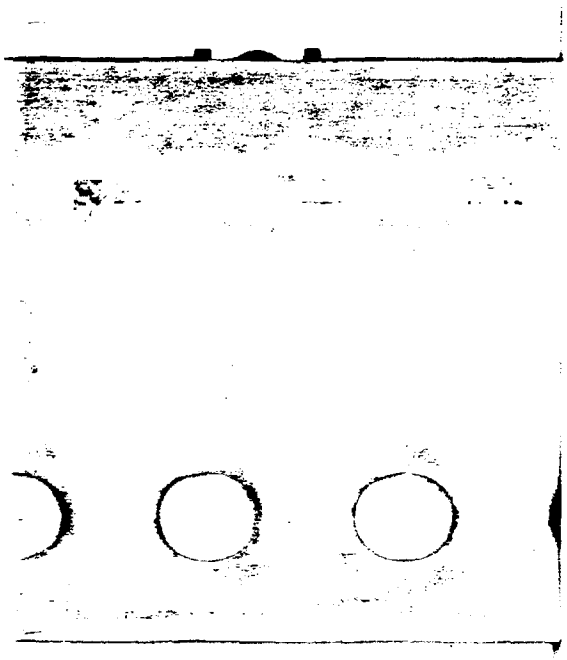
Commission expires _____

WARRANTY DEED

FROM
Murph T. Cathcart and wife,
G. Elizabeth Cathcart

TO
James W. Avril, Sr. and wife,
Judith P. Avril

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 265

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
186000.00
CON TX 613.80
PRFEE 0.50
WDEED 6.00
TOTAL 620.30
CHECK 620.30
08/26/88 01 09:22 0001 0966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 0 7 5

IDENTIFICATION REFERENCE

Aug 26 9 19 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127473