File Box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joan M. St. Denis
892 Rodney Drive
Nashville, TN 37205

MORTGAGEE:
Home Savings of America, F.A.
P.O. Box 7075
Pasadena, CA 91109-7075

MAP-PARCEL NUMBERS:
MAP 115-5
PARCEL 64
8DZ-63194

WARRANTY DEED

BOOK 7725 PAGE 935

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John C. McDonald and wife, Connie S. McDonald hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joan M. St. Denis, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of 2nd Addition to West Meade Hills, of record in Book 4460, page 178, Register's Office for said County.

SAID Lot No. 8 fronts 93.0 feet on the broken, easterly margin of Rodney Drive and extends back 342.6 feet on the northerly line and 344.35 feet on the southerly line to a broken line in the rear, measuring 113.1 feet thereon.

Being the same property conveyed to John C. McDonald and wife, Connie S. McDonald by deed from Edwin A. Groves and James Lee of record in Book 7408, page 446, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4701, page 858, said Register's Office, and to the matters set forth in the above referenced plan of record.

9285 I.

IDENTIFICATION REFERENCE

DEC 13 10 29 AM '88

FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN

6669 12/13 0101 03CHECK 534.17

This is (an)improved property, known as 892 Rodney Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of December, 1988.

Connie S. McDonald
Connie S. McDonald

John C. McDonald
John C. McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 1988, before me personally appeared John C. McDonald and wife, Connie S. McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC LARUE CO. KY

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7725 PAGE 936

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00.

Joan M. St. Denis
Affiant

Subscribed and sworn to before me, this the 12th day of December, 1988.

My Commission Expires: 9-26-92

_____
Notary Public

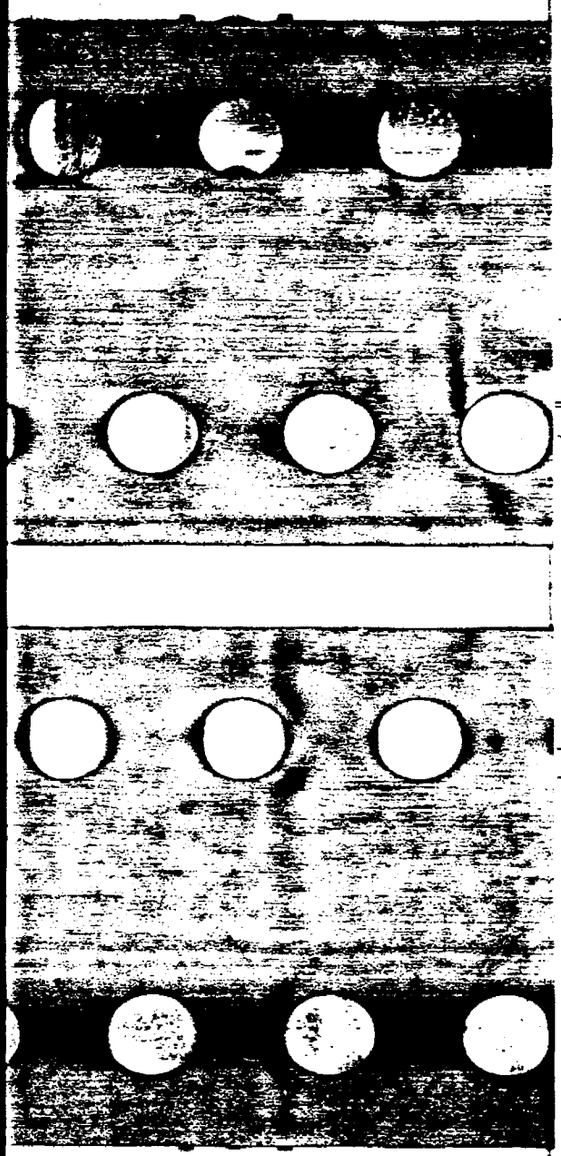
NOTARY PUBLIC LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
John C. McDonald and wife, Connie S. McDonald

to:
Joan M. St. Denis, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7725 PAGE 987

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 159900.00
CON TX 527.67
PRFEE 0.50
WDEED 6.00
TOTAL 534.17
CHECK 534.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/88 01 10:29 0001 6669

9285 I.

IDENTIFICATION REFERENCE

DEC 13 10 29 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162855