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

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FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard C. Hankin	Home Savings of America, F. A.	162-06-0 359.00
(NAME) 104 Bess Court North	(NAME) P. O. Box 7075	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) 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 Howard C. Hankin and wife, Jane E. Hankin and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

HBO Group, a partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Howard C. Hankin and wife, Jane E. Hankin *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Lot No. 43, on the Plan of Bess Estates, Section I, as of record in Book 4460, page 154, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to HBO Group, a partnership, by deed from Sam Hulse, III and wife, Rebecca Hulse of record in Book 7666, page 186, Register's Office for Davidson County Tennessee.

Commonly Known As: 104 Bess Court North, Antioch, TN 37013 500 12/14 0101 03CHECK 254.00

93587

IDENTIFICATION

Dec 14 12 50 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me this the 13th *day of* December *19* 88

Affiant Howard C. Hankin

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

Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE CA

This is improved (X) unimproved ( ) property, known as 104 Bess Court North Antioch, TN 37013
(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 13th *day of* December *, 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.*

HBO Group, a partnership

By: Ray B. Osborne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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* _____

_____ *Notary Public*

Commission expires _____

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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Roy B. Osborne with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of HBO Group, a partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 13th day of December, 1988.

My commission expires: 5/19/91

Notary Public

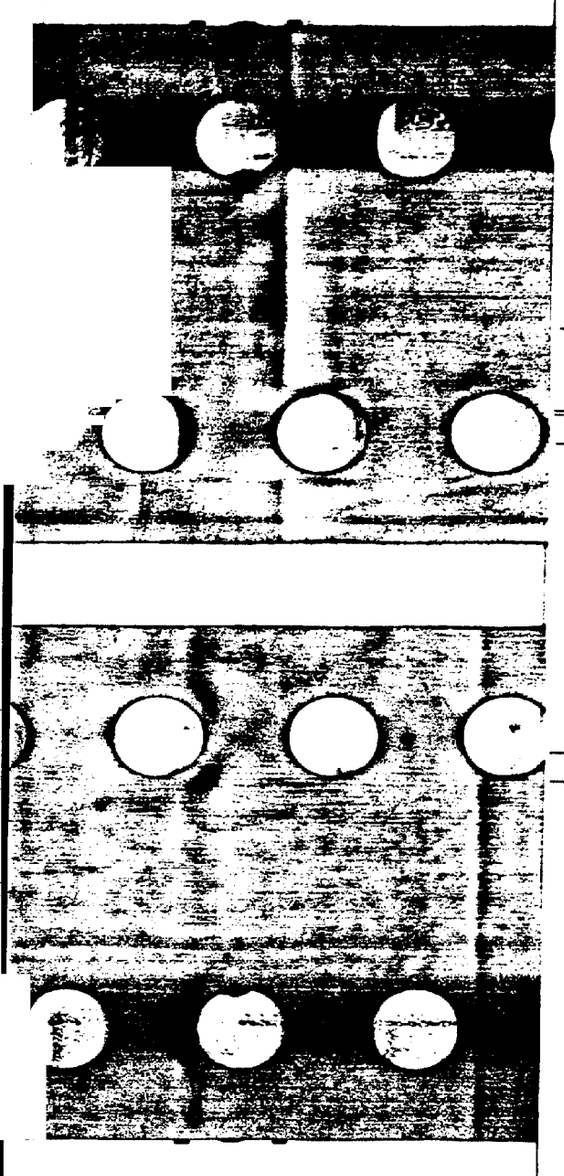
NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM
HBO Group, a partnership

TO
Howard C. Hankin and wife, Jane E. Hankin

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 _____

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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 75000.00
CON TX 247.50
PRFEE 0.50
WDEED 6.00
TOTAL 254.00
CHECK 254.00

12/14/88 01 12:49 0001 7500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93587.

IDENTIFICATION REFERENCE

DEC 14 12 50 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163679