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FILE BOX #52

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Newell	Home Savings of America, F. A.	130-02-0 078.00
(NAME)	(NAME)	
121 Westover Drive	P. O. Box 7075	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	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 John J. Newell and Susan O. Binns and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

8811 12/19 0101 03CHECK 485.00

James R. Trathen and wife, Gloria Trathen and Eva Lloyd Trathen Caruthers and husband, Maurice Peel Caruthers *have this day bargained and sold, and do hereby transfer and convey unto the said* John J. Newell and Susan O. Binns, both unmarried persons *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 87 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 87 fronts 60 feet on the westerly side of Westover Drive, and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to James R. Trathen and Sister, Eva Lloyd Trathen by deed from Haynes B. Carter and wife, Helon G. Carter of record in Book 3707, page 123, Register's Office for Davidson County, Tennessee.

Commonly Known As: 121 Westover Drive, Nashville, TN 37205.

Eva Lloyd Trathen, Eva Lloyd Trathen Caruthers and Eva Lloyd Caruthers is one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 145,000.00
Subscribed and sworn to before me this the 16th *day of* December *19*88
My Commission expires: 5/19/91 *(Affix Seal)*
Affiant
Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 121 Westover Drive Nashville, TN 37205 *(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 16th *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.*

James R. Trathen

Gloria Trathen

Eva Lloyd Trathen Caruthers

Maurice Peel Caruthers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* James R. Trathen and wife, Gloria Trathen and Eva Lloyd Trathen Caruthers and husband ~~Maurice Peel Caruthers~~

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* 16th *day of* December, *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 _____

94646

TENNESSEE REFERENCE

Dec 19 11 23 AM '88

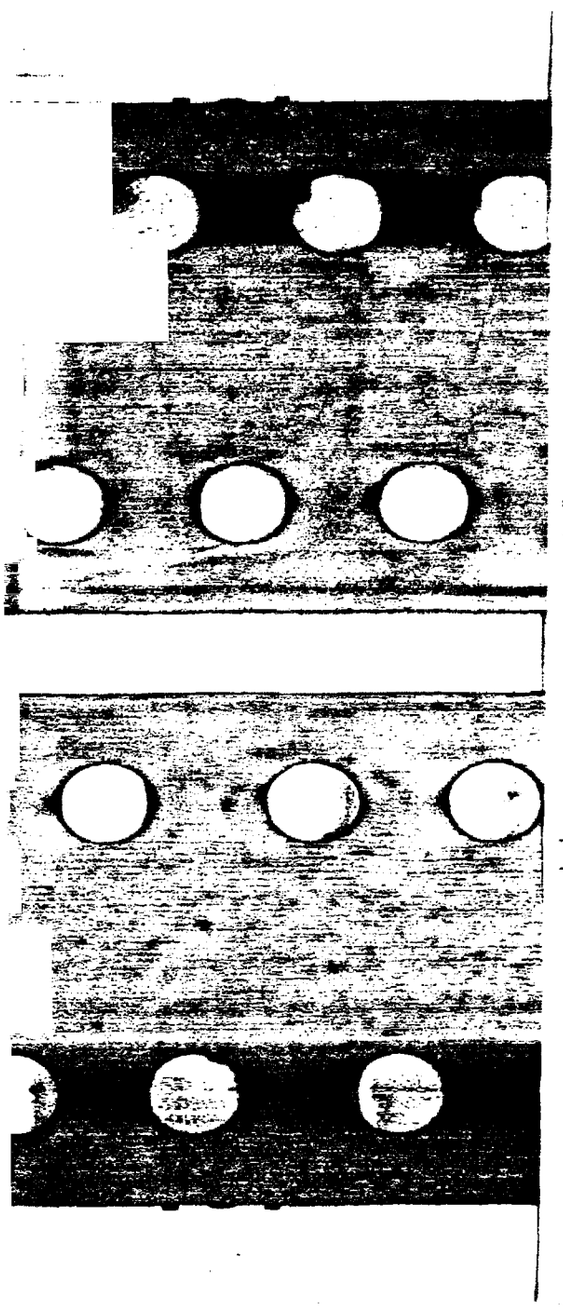
FEE $ REGISTER'S
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
James R. Trathen and wife,
Gloria Trathen and Eva Lloyd
Trathen Caruthers and husband
Maurice Peel Caruthers

TO
John J. Newell and Susan O.
Binns

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8998



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 145000.00
CON TX 478.50
PRFEE 0.50
WDEED 6.00
TOTAL 485.00
CHECK 485.00

12/19/88 01 11:22 0001 8811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 6 4 6

IDENTIFI REFERENCE

DEC 19 11 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164974