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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES: 3-30-93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Marty Robert Litchfield %Betty Litchfield	Home Savings of America, F. A. (NAME)	Map 107-05-0-B
204 Oak Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	Par. 203 CO
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	02DA-64946

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. John F. McNamara and wife, Mary Ellen McNamara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marty Robert Litchfield

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 Unit NV. 203, The Addition to Five Oaks, a Planned Unit Development, of record in Book 5200, page 456, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John F. McNamara and wife, Mary Ellen McNamara by Quitclaim Deed from Mary Ellen Edmondson, now McNamara, of record in Book 7733, page 382, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Home Savings of America F.A. of record in Book 7733, page 384, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. Blanket policy on property being transferred to Grantee.

THIS conveyance subject to Declaration of Covenant and Conditions and Restrictive Covenants and reservation of Easements of record in Book 5781, page 563, amended in Book 5784, page 563, and Book 5957, page 930, Register's Office for Davidson County, Tennessee; and such easements and setback lines of record in Plat Book 5200, page 456, Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 203 Oak Grove Drive, Nashville, TN 37217
(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 our hand s this day of February, 1990

John F. McNamara

Mary Ellen McNamara

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, John F. McNamara and Mary Ellen McNamara
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he yexecuted the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of February 19 90 .

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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

("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 _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
John F. McNamara and wife,
Mary Ellen McNamara

TO
Marty Robert Litchfield

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

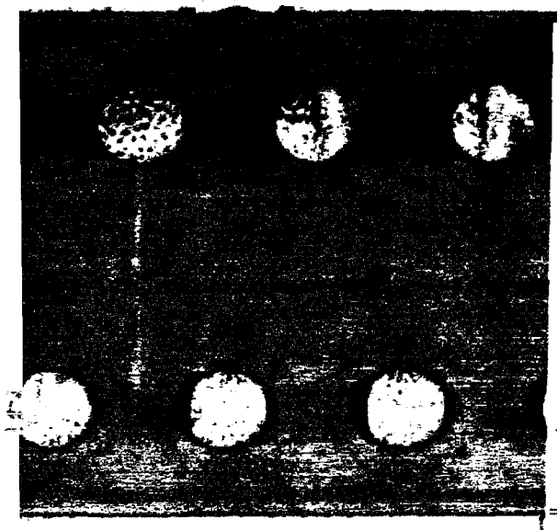
04150

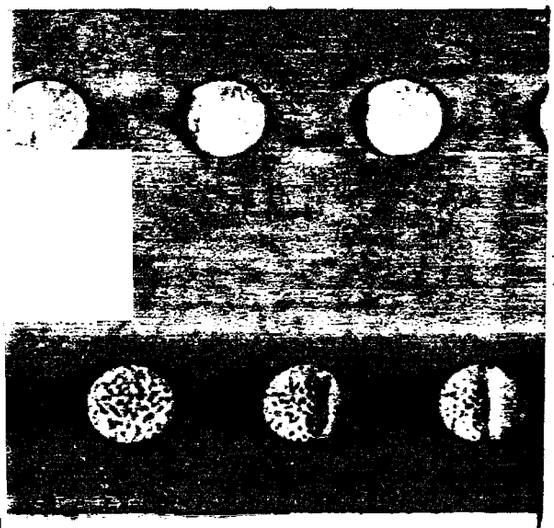
IDENTIF. REFERENCE

FEB 15 1 40 PM '90

FEE
DAVIDSON COUNTY TN.

3219 02/15 0101 08CHECK 135.70





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	39000.00
CON TX	128.70
PRFEE	1.00
MDEED	6.00
TOTAL	135.70
CHECK	135.70

02/15/90 01 13:37 0001 3219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04150

IDENTIF. REFERENCE

FEB 15 1 40 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 293214