This instrument was prepared by
and return to:

Richard H. Kremer, Attorney
1500 First Tennessee Bank Building
Memphis, Tennessee 38103

Map Parcel
83-9-33

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21st day of March, 1989, by and between HOME SAVINGS OF AMERICA, F.A., a federally chartered savings and loan association, party of the first part, and Alan F. Bachrach and wife, Stasia F. Bachrach, party of the second part,

WITNESSETH: BOOK 8069 PAGE 185

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land located in Davidson County, Tennessee, being the East 25 feet of Lot No. 11 and the West 48 feet of Lot No. 12 on the Map of F.O. Beasley's Subdivision of Block "C" Douglas Place, of record in Plan Book 2, page 66, Chancery Court at Nashville.

Said part of said Lots front together 73 feet, more or less, on the southerly side of Ordway Place and run back between parallel lines 160 feet, more or less, to an alley.

The source of the interest of the First Party is deed of record in Book 7896, Page 1, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for rights of way underlying public roads and 1989 property taxes, which are not yet due and payable; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

HOME SAVINGS OF AMERICA, F.A.

BY: Tammy Milano
Tammy Milano
Assistant Vice President

12490

IDENTIF. TREFERENCE

MAR 21 11 06 AM '90

DAVIDSON COUNTY TN.

4411 03/21 0101 03CHECK 213-25

STATE OF COLORADO

COUNTY OF Adams

BOOK 8069 PAGE 186

Before me, the undersigned Notary Public in and for said State and County, personally appeared Tammy Milano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President of Home Savings of America, F.A., the within named bargainor, a federally chartered savings and loan association, and that she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such Assistant Vice President.

WITNESS my hand and seal, at office in Denver, Colorado, this the 19th day of March, 1990.

NOTARY PUBLIC
1333 W. 120th Avenue, Suite 200
Westminster, Colorado 80234

My Commission Expires: 9-26-92

Property Address:

1202-1204 Ordway Place
Nashville, Tennessee

Person or Entity Responsible for Property Taxes:

Name and Address of Property Owner:

Nashville, Tennessee

State Tax $
Register's fee
Recording fee
Total $

RETURN TO:

Kay Housch, Esq.
Chicago Title Insurance Company
First American Center
First Floor
Nashville, TN 37328

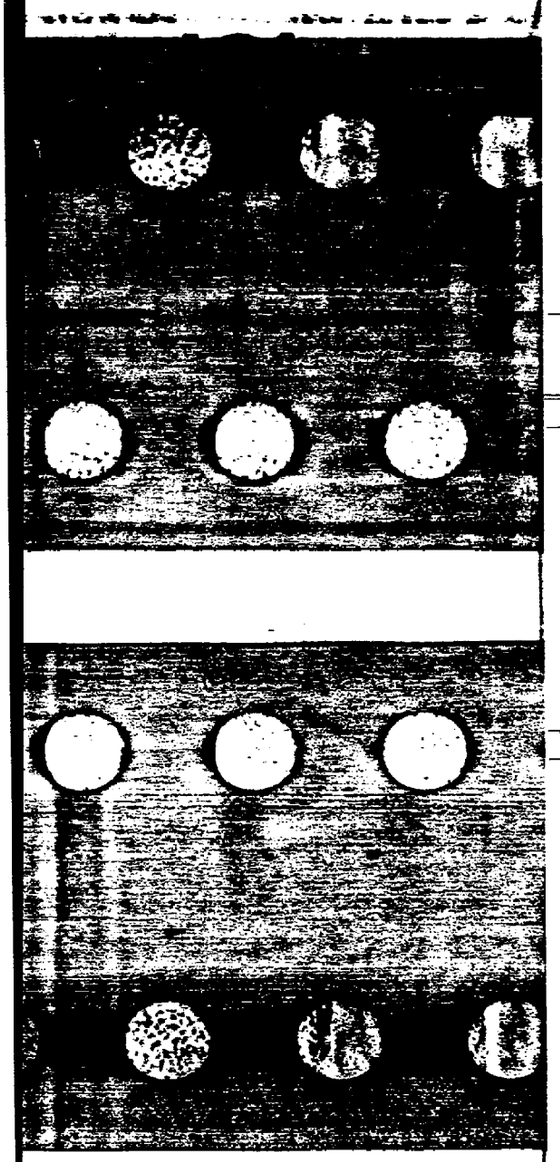
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy L Milano
AFFIANT
Savings of America

Subscribed and sworn to before me, this 19th day of March, 1990.

Notary Public 1333 W. 120th Ave, #20
Westminster, CO 8023

My Commission Expires: 9-26-92



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

RECEIVED OF _____

FOR _____

BOOK 8069 PAGE 187

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	62500.00
CON TX	206.25
PRFEE	1.00
WDEED	6.00
TOTAL	213.25
CHECK	213.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4411

12490

IDENTIF. REFERENCE

Mar 21 11 06 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 302852