Box 53

WARRANTY DEED

BOOK 9594 PG 654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

James T Greene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 8-4-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES T. GREENE	FIRST INTERSTATE MORTGAGE COMPAN	MAP 52-05-A
(NAME)	(NAME)	
1221 IDLEWILD PLACE	1200 W 7TH STREET 2ND FLOOR	PARCEL 228.00 CO
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	LOS ANGELES, CA 90017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, PATRICK JAY ECKERT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. GREENE AND WIFE, MIA GREENE

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Idlewild Subdivision, of record in Book 6250, page 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to PATRICK JAY ECKERT, by Deed of record in Book 9539, page 357, Register's Office for Davidson County, Tennessee.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 6945, page 218, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

33973
IDENTIF. ↑ REFERENCE

95 FEB 14 AM 9:06
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1539 02/13 0101 03CHECK 262.45

unimproved ( )
This is improved (X) property, known as 1221 IDLEWILD PLACE, MADISON, TN 37115
(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 my our hand s this 10th day of February 19 95

Patrick Jay Eckert
PATRICK JAY ECKERT

James T Greene
JAMES T. GREENE

Mia Greene
MIA GREENE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9594 PG 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICK JAY ECKERT JAMES T. GREENE AND MIA GREENE

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 10th day of February 19 96.

Commission expires 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

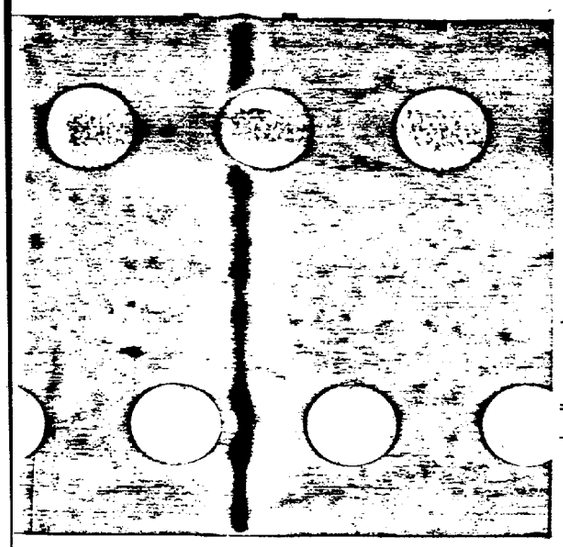
My commission expires

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



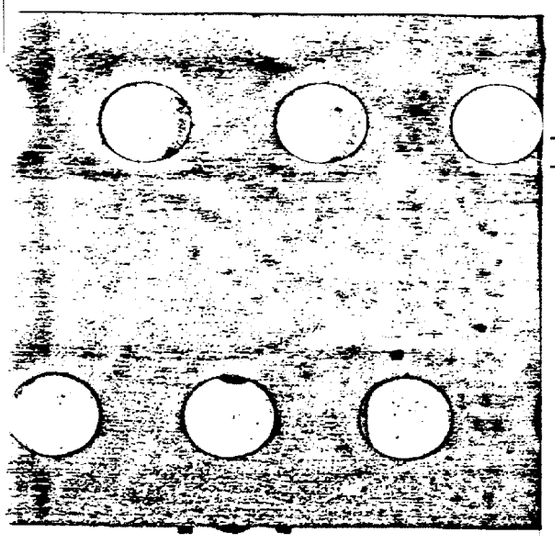
RECEIVED OF _____

FOR _____

BOOK 9594 PG 656

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 68500.00
CON TX 253.45
PRFEE 1.00
MISC 8.00
TOTAL 262.45
CHECK 262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33973
IDENTIF. & REFERENCE

95 FEB 14 AM 9:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

02/13/95 01 21:05 0001 1539

No. 881251