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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,800.00

Marthe' M. Cumming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 95

KAREN L. TROSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/9/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marthe' M. Cumming (NAME)	Home Savings of America (NAME)	131-2A-116 CO
2116 Hobbs Road, Unit N-14 (ADDRESS)	P. O. Box 60020 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	City of Industry, CA 91715-0020 (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, David Guenther and wife, Sherrie Guenther

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marthe' M. Cumming

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 Unit No. N-14 of Hobbs House Condominium Apartment of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, amended in Book 5293, page 612 and amended in Book 7802, page 299, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Guenther and wife, Sherrie Guenther by deed from Wanita Z. Williams, of record in Book 7334, page 898, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated August 20, 1987 and filed for record in the office for the Register of Deeds of Davidson County, Tennessee, in Book 7334, page 901 and note of even date thereby secured, in the original principal amount of $41,800.00 payable to Home Savings of America which debt the grantee herein assumes and agrees to pay as part of the purchase price.

This is unimproved ( ) improved (X) property, known as 2116 Hobbs Road, Unit N-14, Nashville, Tennessee 37215
(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 27th day of March 19 95

David Guenther

Sherrie Guenther

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Guenther and wife, Sherrie Guenther

the bargainor s AT LARGE, 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 27th day of March 19 95.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 2/95

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

95 MAR 30 AM 9:49
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

5588 03/30 0101 03CHECK 156.00

IDENTIF. & REFERENCE

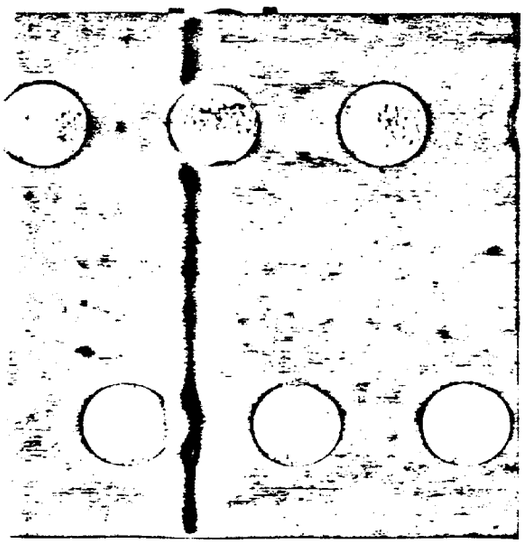
46760

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



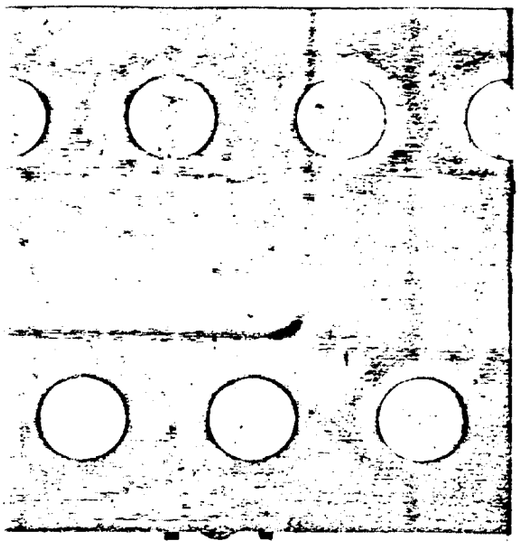
RECEIVED OF _____

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	39800.00
			CON TX	147.26
			PRFEE	1.00
			WDEED	8.00
			TOTAL	156.26
			CHECK	156.26
03/30/95	01	09:51	0001	5588



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46760

IDENTIF. & REFERENCE

95 MAR 30 AM 9:49

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

No. 895130