file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Vakil P. Kuner
857 Lakemont Drive
Nashville, TN 37220

MORTGAGEE:
Leader Federal Mortgage, Inc.

P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
MAP 160-9
PARCEL 13
OH-18457

WARRANTY DEED BOOK 7576 PAGE 638

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen G. Erwin and wife, Carolyn A. Erwin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vakil P. Kuner and wife, Susan L. Kuner

hereinafter called the Grantee, Grantee's 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. 16 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County.

SAID Lot No. 16 fronts 138.34 feet on the broken southerly margin of Lakemont Drive (formerly Lakeview Drive) and extends back 378.69 feet on the westerly line and 449.76 feet on the easterly line to a dead line in the rear, measuring 208.27 feet thereon.

Being the same property conveyed to Stephen C. Erwin and wife, Carolyn A. Erwin by deed from R. R. Harris, Jr., Trustee, having full power to convey without joinder of any beneficiary of record in Book 6229, page 722, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4537, page 496, said Register's Office, and to the matters set forth in the above referenced plan of record.

7063 06/17 0101 03CHECK 784.90

This is (an) improved property, known as 857 Lakemont Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of June, 19 88.

Carolyn A. Erwin
Carolyn A. Erwin

Stephen G. Erwin
Stephen G. Erwin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of June, 19 88, before me personally appeared Stephen G. Erwin and wife, Carolyn A. Erwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7576 PAGE 639

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 278,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of June, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Stephen G. Erwin and wife, Carolyn A. Erwin

to:
Vakil P. Kuner and wife, Susan L. Kuner

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27606

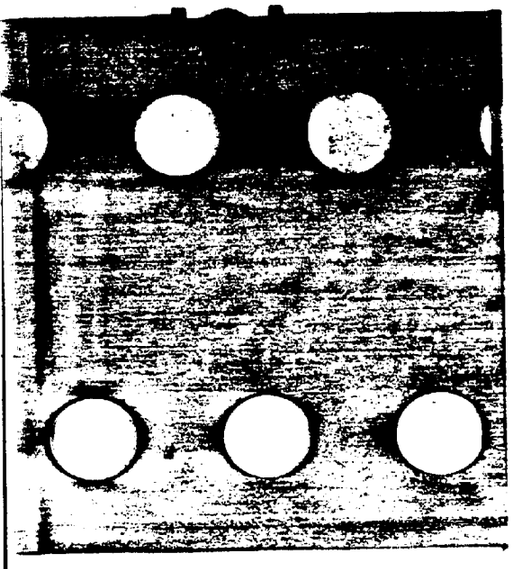
IDENTIFICATION REFERENCE

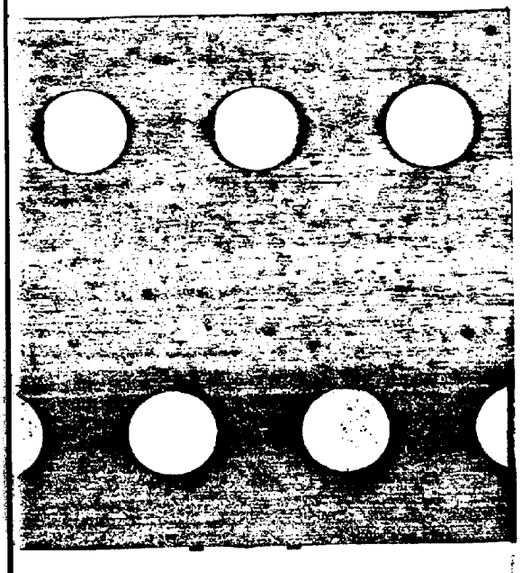
4 1 4 6 7

FILED
JUN 17 3 18 PM '88
DAVIDSON COUNTY TN
REGISTER

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7576 PAGE 640

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 278000.00
CON TX 778.40
PRFEE 0.50
WDEED 6.00
TOTAL ~~784.90~~
CHECK ~~784.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/88 01 15:21 0001 7063

414467

IDENTIFICATION REFERENCE

JUN 17 3 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103875