THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7898 PAGE 281

ADDRESS NEW OWNER:
Elliot B. Marcus
7456 Stacy Drive
Nashville, TN 37221

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101 - 0275

MAP-PARCEL NUMBERS:
MAP 142-02
PARCEL 029
09D 05314

WARRANTY DEED

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, Charles G. DeMartino, Jr. and wife, Katharine M. DeMartino hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Elliot B. Marcus and wife, Karen L. Marcus 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. 45 on the plan of Cross Timbers Section 2, of record in Book 3700, page 92, Register's Office for said County.

SAID Lot No. 45 fronts 86.0 feet on the northerly margin of Stacy Drive and extends back a distance of 150.0 feet between parallel lines.

BEING the same property conveyed to Charles G. DeMartino, Jr. and wife, Katharine M. DeMartino by deed from Richard K. Primm and wife, Sharon L. Primm of record in Book 5033, page 995, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4064, page 909 and amended in Book 4318, page 652, said Register's Office, and to the matters set forth in the above referenced plan of record.

5.25 IDENTIFICATION Jul 27 10 19 AM FELIX Z. WILSON TT REGISTER DAVIDSON COUNTY

9283 07/27 0101 03CHECK 310.60

This is (~~un~~)improved property, known as 7456 Stacy Drive, Nashville, TN 37221.

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 26th day of July, 1989.

Katharine M. DeMartino
Katharine M. DeMartino

Charles G. DeMartino, Jr.
Charles G. DeMartino, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 1989, before me personally appeared ~~Charles~~ G. DeMartino, Jr. and wife, Katharine M. DeMarti, 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~~ executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 92,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE TENNESSEE

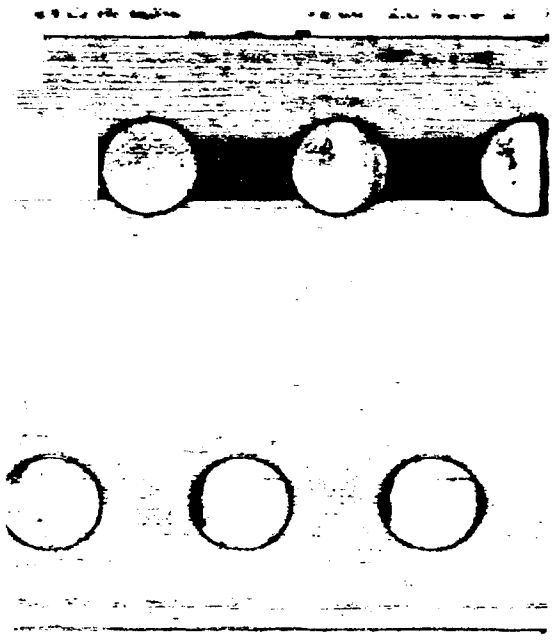
WARRANTY DEED

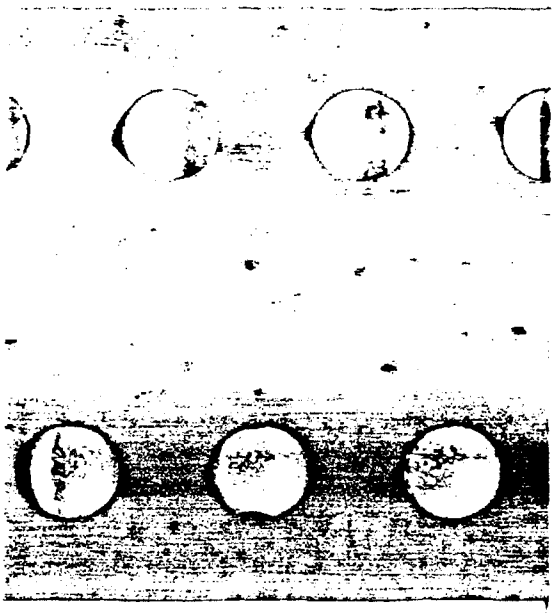
from:
Charles G. DeMartino, Jr. and wife, Katharine M. DeMartino

to:
Elliot B. Marcus and wife, Karen L. Marcus

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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 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 92000.00
CON TX 303.60
PRFEE 1.00
WDEED 6.00
TOTAL 310.60
CHECK 310.60

07/27/89 01 10:20 0001 9283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2555

IDENTIFICATION REFERENCE

JUL 27 10 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232904