FORM NO. WD-1

6498
561404-5

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,414.00

Edward K. Eskew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 1990.

Rhonda J. Hutchinson
Notary Public

MY COMMISSION EXPIRES: 6/9/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward K. Eskew (NAME)	City Fed Mortgage Company (NAME)	051-10-0-B-017
139 Ellington Place (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

FOR AND IN 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, John Phillip Mays and wife, Dianne C. Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward K. Eskew and Mary E. Hamm, both unmarried

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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 139, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Phillip Mays and wife, Dianne C. Mays, Dennis W. Brandon and wife, Keila Ann Brandon by deed from Brandon Properties, Inc., a Tennessee corporation of record in Book 7054, page 57, Register's Office of Davidson County, Tennessee. The said Dennis W. Brandon and wife, Keila Ann Brandon having quitclaimed their interest in the property to John Phillip Mays and wife, Dianne C. Mays of record in Book 8130, page 13, said Register's Office.

This conveyance is subject to the grantees assuming the Deed of Trust of record in Book 7054, page 60, said Register's Office, any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is ~~unimproved~~ improved property, known as 139 Ellington Place, Madison, Tennessee 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 seised 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 hands this 8th day of June, 1990

John Phillip Mays

Dianne C. Mays

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Phillip Mays and wife, Dianne C. Mays

the bargainor s, 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 Nashville, Tennessee, this 8th day of June, 1990.

Rhonda Whitehead Notary Public

Commission Expires 9-25-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
John Phillip Mays and wife, Dianne C. Mays

TO
Edward K. Eskew and Mary E. Hamm, both unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

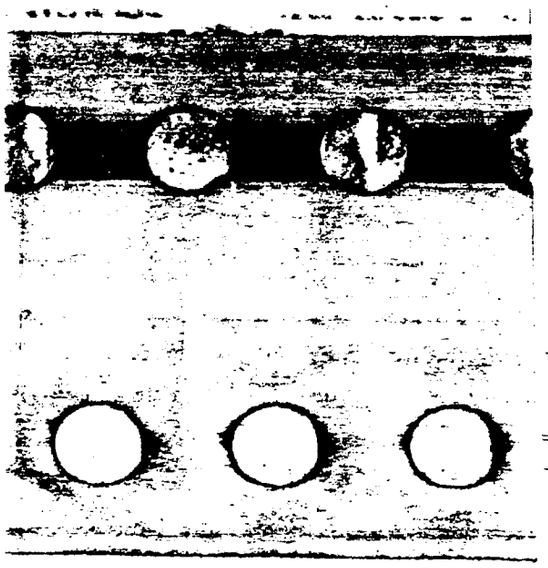
3 3 4 9 8

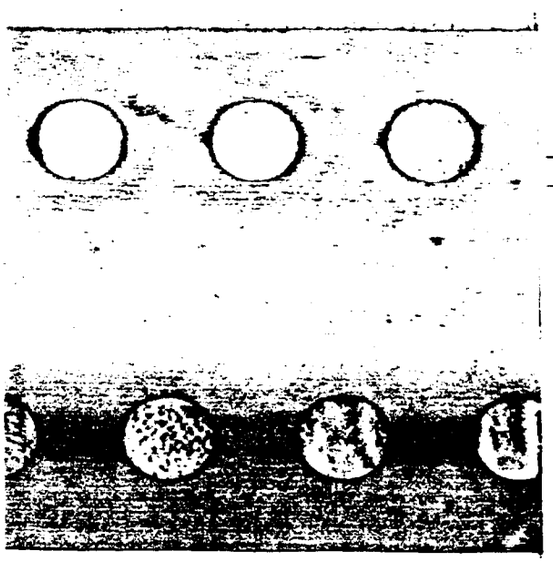
IDENTIFICATION REFERENCE

JUN 12 3 09 PM '90

DAVIDSON COUNTY, TN

9877 06/12 0101 CHECK 269.62





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 61414.00
				CON TX 202.62
				PRFEE 1.00
				WDEED 6.00
				TOTAL 209.62
				CHECK 209.62
06/12/90	01			15:10 0001 9877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3349 8.

IDENTIFICATION REFERENCE

JUN 12 3 09 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 327534