WARRANTY DEED

BOOK 8143 PAGE 519

FROM: JAMES A. CRAFTON AND WIFE,
KIMBERLY C. CRAFTON

TO: DENNIS W. ESKINA AND WIFE,
CHERYL G. ESKINA

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. and Cheryl G. Eskina	Security Federal Savings and Loan Association	155-3-B 33
(NAME)	(NAME)	FIELD BOOK NUMBER
7209 River Junction Drive	616 Marriott Drive	9D-79267
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37230-5171	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

493.75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $147,500.

Affiant

Subscribed and sworn to before me this the 29th day of June, 1990.

My commission expires: 5-8-91

(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by DENNIS W. ESKINA AND WIFE, CHERYL G. ESKINA, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, JAMES A. CRAFTON AND WIFE, KIMBERLY C. CRAFTON, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, DENNIS W. ESKINA AND WIFE, CHERYL G. ESKINA, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Number 33 on the Plan of River Park Estates, as of record in Plat Book 6250, Pages 658 and 659, amended in Book 6785, Page 427, and in Book 6830, Page 806, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James A. Crafton and wife, Kimberly C. Crafton, by Quitclaim Deed from Rubye B. Rainey, Trustee of record in Book 7458, Page 95, Register's Office of Davidson County, Tennessee.
>
> The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Said property is conveyed subject to: (1) Restrictions of record in Book 6672, Page 600, Consent to Addition in Book 6980, Page 375, and in Book 6980, Page 377; (2) Easements of record in Book 5738, Page 824, and in Book 3819, Page 296; (3) All matters appearing on the Plan of record in Plat Book 6250, Pages 658 and 659, amended in Book 6785, Page 427, and in Book 6830, Page 806, said Register's Office; and (4) 1990 taxes, which have been prorated as of the date of closing.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DENNIS W. ESKINA AND WIFE, CHERYL G. ESKINA, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said DENNIS W. ESKINA AND WIFE, CHERYL G. ESKINA, their heirs and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 29th day of June, 1990.

JAMES A. CRAFTON

KIMBERLY C. CRAFTON

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JAMES A. CRAFTON AND WIFE, KIMBERLY C. CRAFTON, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 1990.

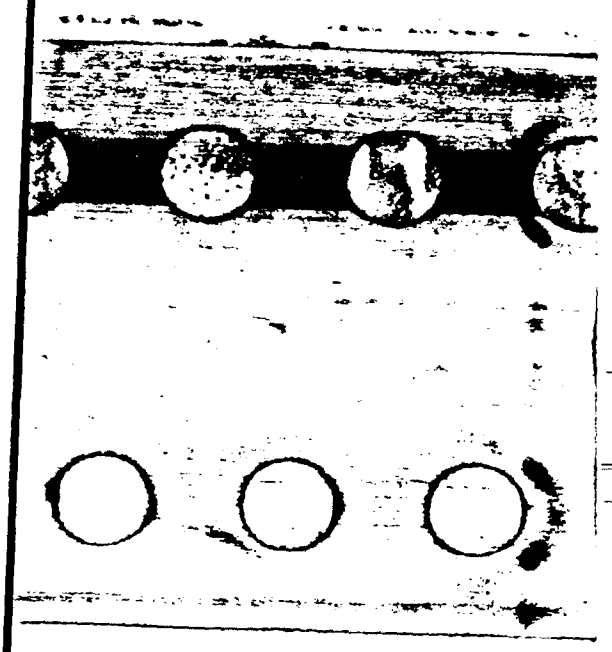
NOTARY PUBLIC

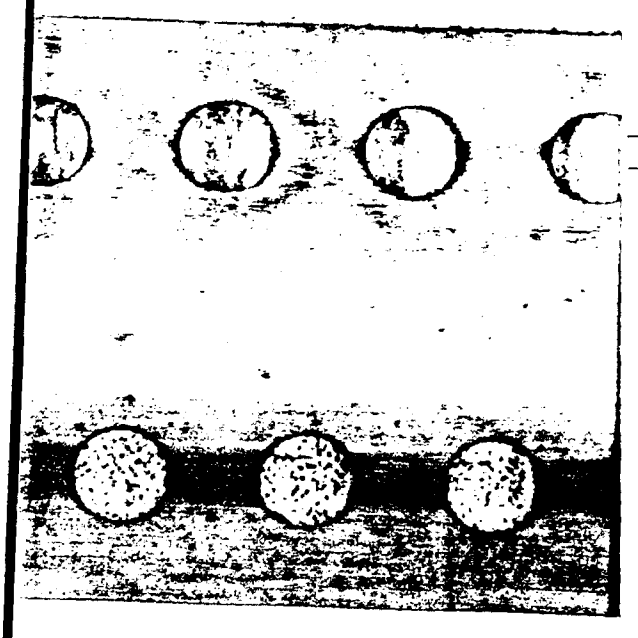
MY COMMISSION EXPIRES: 5-8-91.

MAIL ENV.

JUL 2 12 28 PM '90

383 00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8143 PAGE 521

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 147500.00
CON TX 486.75
PRFEE 1.00
WDEED 6.00
TOTAL 493.75
CHECK 493.75

07/02/90 01 12:31 0001 646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38358

IDENTIFICATION

JUL 2 12 29 PM '90

No. 33336