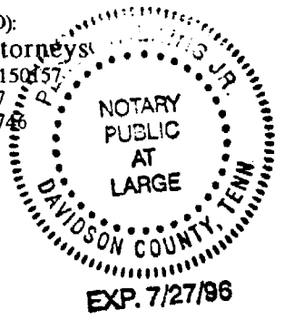
BOOK 9327 PAGE 176

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34968)
Dav. Co. File: Box 8



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 156900.00

Affiant

Sworn and subscribed before me this 28th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Mary E. Lee 7209 River Junction Drive Nashville, TN 37221	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275	155-03-B-033

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, the undersigned **Dennis Eskina and spouse, Cheryl Eskina,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary E. Lee and Stephen F. Dunn, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 33 on the plan of River Park Estates, of record in Book 6250, page 658 and 659, Register's Office for said County.

SAID Lot No. 33 fronts 80.00 feet on the southerly margin of River Junction Drive and extends back 123.25 feet on the easterly line and 120.00 feet on the westerly line to a dead line in the rear, measuring 81.15 feet thereon.

BEING the same property conveyed to Dennis W. Eskina and wife, Cheryl G. Eskina by deed from James A. Crafton and wife, Kimberly C. Crafton of record in Book 8143, page 519, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to a 5 foot easement for sanitary sewers along the easterly portion of the rear line of said lot, the restrictive covenants, liens and other matters set forth in Book 6672, Page 600, Book 6980, page 375 and Book 6980, page 377, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 7209 River Junction 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1994.

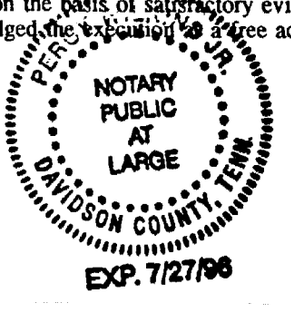
Dennis Eskina

Cheryl Eskina

State of Tennessee
County of Davidson

On this 28th day of April, 1994, before me the undersigned authority, personally appeared **Dennis Eskina** and **Cheryl Eskina**, 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 the execution to be free act and deed.

My Commission Expires: _____



Notary Public

BOOK 9327 PAGE 177

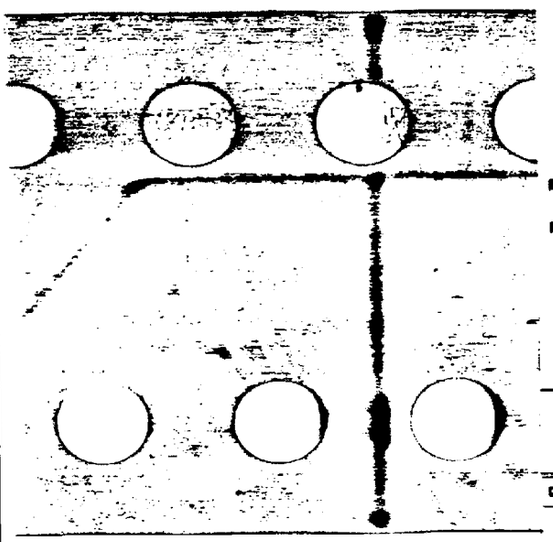
44294

IDENTIF. & REFERENCE

94 APR 29 AM 10:56

REGISTER
DAVIDSON COUNTY, TN.

9771 04/29 0101 03CHECK 589-53



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

RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 178

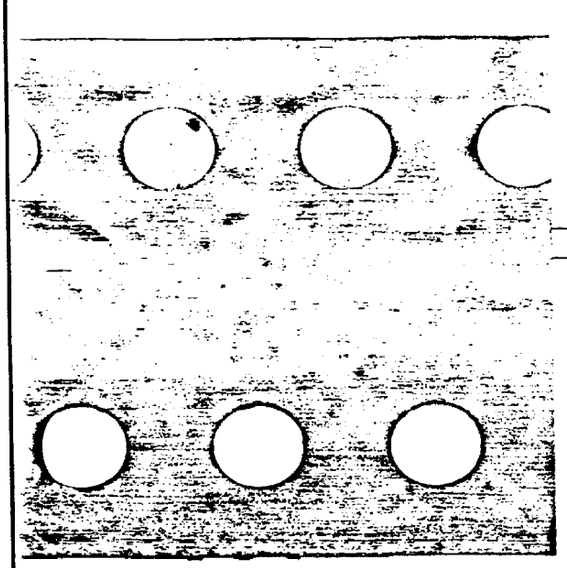
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 156900.00
CON TX 580.53
PRFEE 1.00
C COPY 8.00
~~ERR CO~~
~~C COPY 8.00~~
WDEED 8.00
TOTAL 589.53
CHECK 589.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/94 01 10:57 0001 9771



44294
IDENTIF. & REFERENCE

94 APR 29 AM 10:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 784882