Box 22

WARRANTY DEED

BOOK 9353 PAGE 476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Michael E. Smilansky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL E. SMILANSKY (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	155-8-B-4CO
6417 SUGAR MAPLE LANE (ADDRESS)	P. O. BOX 2926 (ADDRESS)	09D-80164
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND 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, JUDITH L. BALLOFF, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. SMILANSKY AND WIFE, INNA G. SMILANSKY

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:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to L. Mark Balloff and wife, Judith L. Balloff, by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, of record in Book 8224, page 115, Register's Office for Davidson County, Tennessee. The said L. Mark Balloff has since died and is survived by wife, Judith L. Balloff.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1 of South Colony at Riverbend, as said areas are set forth and defined in Restrictions of record in Book 5349, page 921; Book 6474, page 354; Book 6486, page 588; Book 5896, page 257; Book 7199, page 119; By-Laws of record in Book 7781, page 645; and Charter of record in Book 8748, page 816; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated April 21, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 6417 SUGAR MAPLE LANE, NASHVILLE, TN 37221
(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 seized 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 my hand this 20th day of May 19 94

Judith L. Balloff
JUDITH L. BALLOFF

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH L. BALLOFF, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 20th day of May, 19 94.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

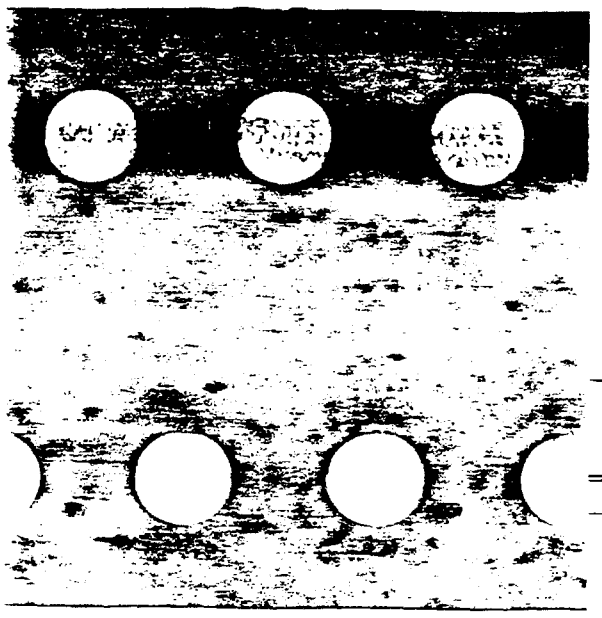
_____
Notary Public

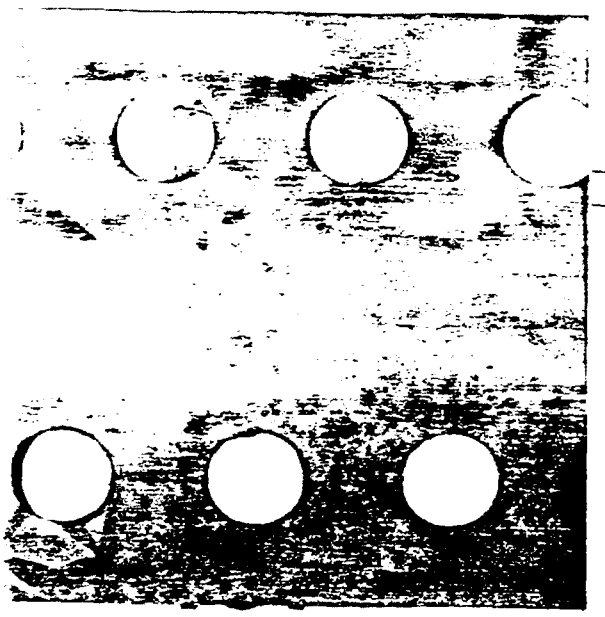
52950

IDENTIFICATION REFERENCE

94 MAY 23 PM 1:30

REGISTER
DAVIDSON COUNTY, TN.





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
			SAME	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.50
			CHECK	508.50

TF 23/A 01 13:30 0001 9221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52950
IDENTIF. # REFERENCE

94 MAY 23 PM 1:30

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 794215