File No. 12527, Box 38, First Title & Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9367 PAGE 137

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL J. ILARDI (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 172-12-A
953 Fallview Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 71
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB 6D77613

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, KEVIN PATRICK SWEENEY AND WIFE, MARIAN D. SWEENEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. ILARDI AND WIFE, P. DIANE ILARDI

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 313 on the Plan of Section Two Bradford Hills, as of record in Plat Book 7900, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin Patrick Sweeney and wife, Marian D. Sweeney by deed from Kevin Patrick Sweeney of record in Book 8399, page 230, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8069, page 170, Book 8074, page 269, Book 8071, page 531 and Book 8071, page 520; (3) Easements of record in Book 7690, page 260 and Book 2021, page 374; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 117, said Register's Office.

IDENTIF. & REFERENCE

94 JUN -3 AM 10:16
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

1635 06/03 0101 03CHECK 436.35

unimproved ( )
This is improved (XX property, known as 953 Fallview Trail, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 94

Kevin Patrick Sweeney
KEVIN PATRICK SWEENEY

Marian D. Sweeney By Kevin Patrick Sweeney
MARIAN D. SWEENEY
BY: KEVIN PATRICK SWEENEY, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED SIMOTANEOUSLY~~
HEREWITH

BOOK 9367 PAGE 138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN PATRICK SWEENEY with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 1994

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN PATRICK SWEENEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowleged that he is the Attorney-In-Fact for the said MARIAN D. SWEENEY and is authorized by the said MARIAN D. SWEENEY to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of May, 1994

Notary Public

My Commission Expires:
1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 94

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

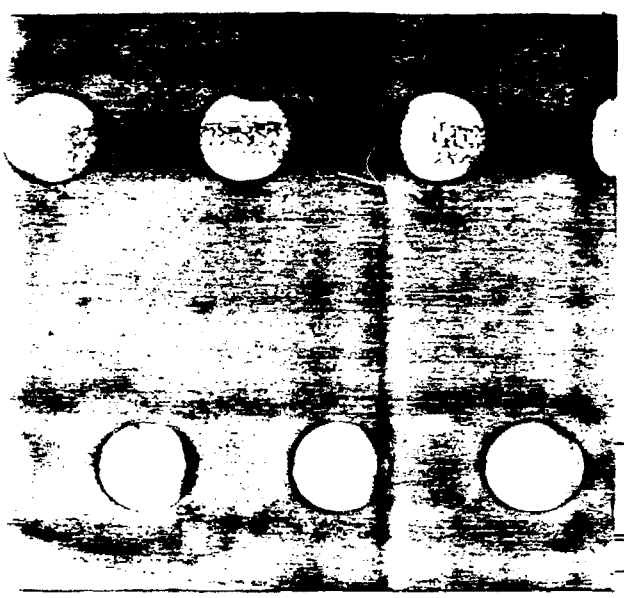
WARRANTY DEED

FROM KEVIN PATRICK SWEENEY AND WIFE, MARIAN D. SWEENEY

TO MICHAEL J. ILARDI AND WIFE, P. DIANE ILARDI

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

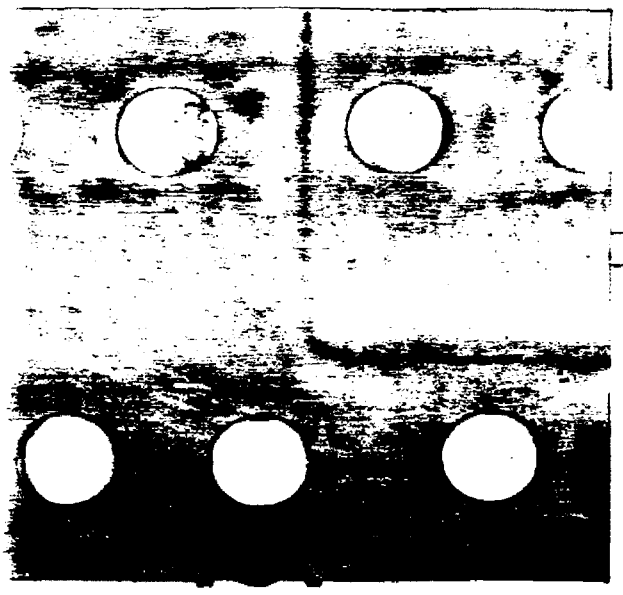
RECEIVED OF _____

FOR _____

BOOK 9367 PAGE 139

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 115500.00
CON TX 427.35
PRFEE 1.00
WDEED 8.00
TOTAL 436.35
CHECK 436.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/03/94 01 16-17 0001 1635

57118
IDENTIF. ↑ REFERENCE

94 JUN -3 AM 10:
FELIX Z.
DAVIDSON COUNTY, TN

No. 798609