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: (kd) (Title No: 35117)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 97000.00

Nicholas C. DiStefano
Affiant

Sworn and subscribed before me this 2nd day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:

Nicholas C. DiStefano
Joann M. DiStefano
305 Cotton Blossom Court
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:

CTX Mortgage Company
P. O. Box 19000
Dallas, Texas75219-9000

MAP-PARCEL NUMBERS

141-15-0-A
041.00.CO

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 **Gary E. Schlansker and spouse, Marcy R. Schlansker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas C. DiStefano and spouse, Joann M. DiStefano,** 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. 19 on the plan of Rolling River Estates-Section 1, of record in Book 4860, page 27, Register's Office for said County.

SAID Lot No. 19 fronts 46.03 feet on the southerly margin of Cotton Blossom Court and extends back 146.27 feet on the easterly line and 205.0 feet on the northwesterly line to a broken line in the rear, measuring 205.53 feet thereon.

BEING the same property conveyed to Gary E. Schlansker and wife, Marcy R. Schlansker by deed from David N. McCall and wife, Betty P. McCall of record in Book 6879, page 753, 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 the restrictive covenants, liens and other matters set forth in Book 4783, Page 950, Book 4871, page 640, Book 4892, page 689 and Book 4892, page 679, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Gary E. Schlansker and Marcy R. Schlansker by Dianne D. Christian as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

88924
IDENTIF. & REFERENCE
94 SEP -8 AM 9:36
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 305 Cotton Blossom Court, Nashville, Tennessee 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 2nd day of September, 1994.

Gary E. Schlansker

Gary E. Schlansker, By: Dianne D. Christian, Atty-In-Fact

Marcy R. Schlansker

Marcy R. Schlansker, By: Dianne D. Christian, Atty-In-Fact

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 **Dianne D. Christian**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary E. Schlansker and Marcy R. Schlansker**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of September, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gary E. Schlansker and Marcy R. Schlansker

TO: Nicholas C. DiStefano and Joann M. DiStefano

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Dianne D. Christian, Affiant

Sworn to and subscribed before me this

2nd day of September, 1994.

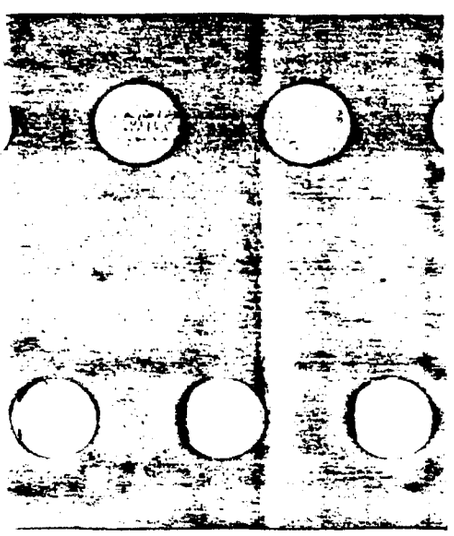
Notary Public

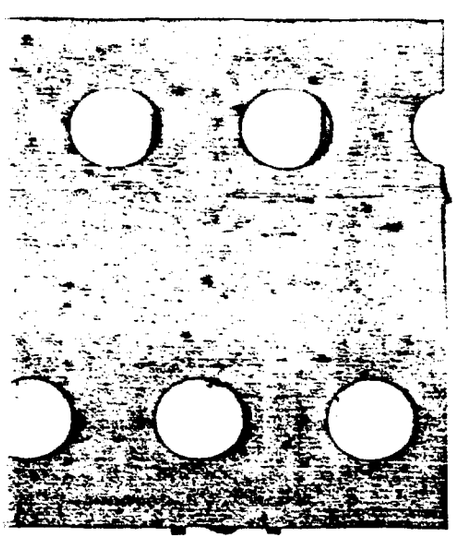
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/16/95

5294 09/08 3101 03CHECK 367.90





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 261

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 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90
09/08/94	01			09:34 0001 6294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88924
IDENTIF. # REFERENCE

94 SEP -8 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832652