BOOK 9575 PG 884

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Mark Eckstein]	Community Mortgage Corporation	MAP and PARCEL
[Kimberly Eckstein]	Attn: Tax Dept.	
[253 Colt Drive]	142 Timber Creek Drive	128-10-225
[Nashville, TN 37221]	Cordova, TN 37018	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles Edward Wakefield and Sandra Jean Wakefield, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark Eckstein and Kimberly Eckstein, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 4-B, Zone Lot Division of Lots 3 and 4, Section 5-B, on the Plan of Stacy Square, of record in Book 6250, Page 234, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

BEING the same property conveyed to Charles Edward Wakefield and wife, Sandra Jean Wakefield by deed from Hemingway Development, Ltd. of record in Book 6772, Page 408, Register's Office, Davidson County, Tennessee.

This is property with a common address of 253 Colt Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 234, said Register's office and all matters therein; 3) Restrictive Covenants as contained on old plat.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $62,500.00
[
[Affiant
[Subscribed and sworn before me this 13th day of January, 1995.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

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

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **January, 1995**.

Charles Edward Wakefield

Sandra Jean Wakefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Charles Edward Wakefield and Sandra Jean Wakefield, husband and wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

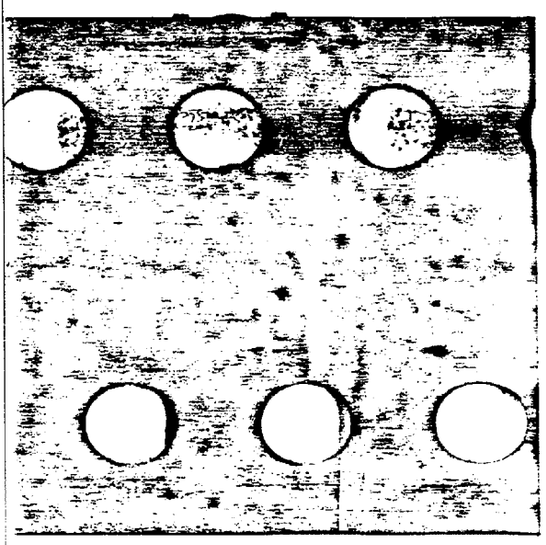
Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **January, 1995**.

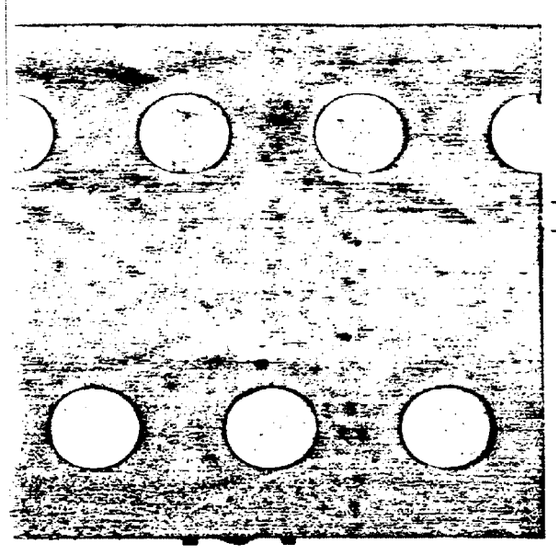
Notary Public
My Commission Expires: 10/14/98

File No. 9501-013

27047
IDENTIFICATION REFERENCE
95 JAN 23 AM 9:07
REGISTER
DAVIDSON COUNTY, TN.

4020 01/23 0101 03CHECK 240.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9575PG886

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/95 01 09:07 0001 4000

27047
IDENTIF. # REFERENCE

95 JAN 23 AM 9:07
REGISTER
DAVIDSON COUNTY, TN.

No. 873811