PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9695 PG 291

W & I Ref: (kd) Title No: 36566
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret S. Elson 513 Stacy Square Terrace Nashville, Tennessee 37221	Leader Federal Bank for Savings P. O. Box 1860 Memphis, Tennessee 38101-1860

TAX MAP-PARCEL NUMBERS: 128-06A-513

95 JUN -8 AM 11:57
FEL... REGISTER
DAVIDSON COUNTY, TN.

00681162
IDENTIFICATION REFERENCE

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 **Anita Smith Kardatzke and spouse, Lauren Kardatzke,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret S. Elson,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 513, Lot 7 on the plan of Stacy (Stacey) Square Townhomes II, of record in Book 6250, page 159 and amended in "Exhibit A" to the Master Deed & By-Laws of record in Book 6497, page 720 and amended in Book 8117, page 901, Register's Office for said County to which plan and exhibit reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Anita Smith, a single person, by deed from Steven B. Armistead and wife, Venita D. Armistead of record in Book 7082, page 74, said Register's Office. The said Anita Smith now being known as Anita Smith Kardatzke.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6497, Page 7000 and amended in Book 8117, page 891, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Leader Federal Savings and Loan Association, of record in Book 6679, Page 51, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property, known as: 513 Stacy Square Terrace, 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 24th day of May, 1995.

Anita Smith Kardatzke
Anita Smith Kardatzke

Lauren Kardatzke
Lauren Kardatzke

State of Tennessee
County of Davidson

On this 24th day of May, 1995, before me the undersigned authority, personally appeared **Anita Smith Kardatzke and Lauren Kardatzke**, 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 as a free act and deed.

My Commission Expires:

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

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Mara B. Dorn
Affiant

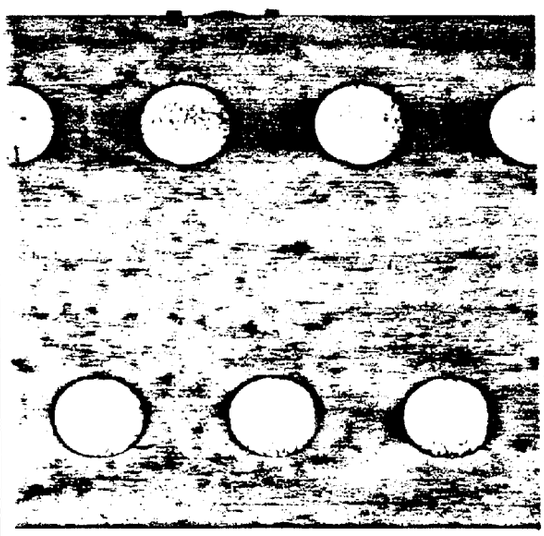
Sworn and subscribed before me on the 24th day of May, 1995.

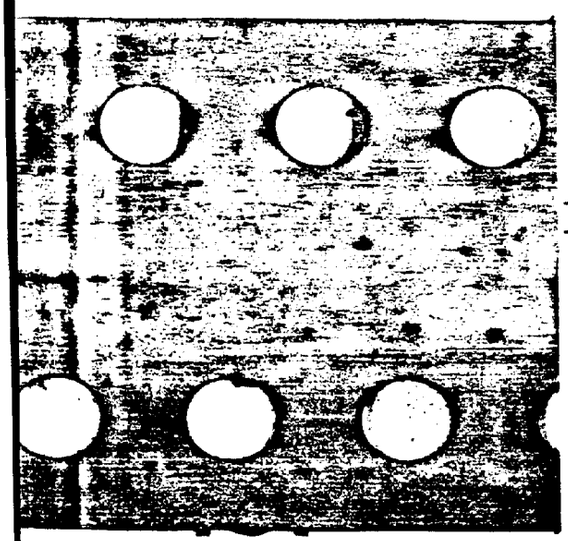
Notary Public

My Commission Expires:

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

9128 06/08 0101 03CHECK 323.50





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

RECEIVED OF _____

FOR _____

BOOK 9695 PG 293

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

06/08/95 01 11:59 0001 9128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00068162
IDENTIF. ↑ REFERENCE

95 JUN -8 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918402