File in Box No. 19 B

00095522

IDENTIFICATION REFERENCE

95 AUG 31 PM 1:09

FILED IN ALSON TO REGISTER
DAVIDSON COUNTY, TN.

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

W & I Ref: (cmw) Title No: 36830
Dav. Co. File: Box 8

#95-8-73

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen P. Siskind 6813 Alto Vista Drive Nashville, Tn 37205	Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926

TAX MAP-PARCEL NUMBERS: 143-03-044 09DZ 59804

BOOK 9780 PG 317

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 **Scott E. Swartz and spouse, Sheri B. Swartz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen P. Siskind, a single person,** 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. 64 on the plan of Section Two, West Meade Highlands , of record in Book 3700, pages 124 & 125, said Register's Office.

SAID Lot No. 64 fronts 120.79 feet on the southwesterly margin of Alto Vista Drive and extends back 300.00 feet on the northwesterly line and 339.1 feet on the southeasterly line to a dead line in the rear, measuring 126.69 feet thereon.

BEING the same property conveyed to Scott E. Swartz and spouse, Sheri B. Swartz, by deed from John B. Dwyer, Jr., a single person, of record in Book 8938, page 268, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Scott E. Swartz by Sheri B. Swartz 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.

This is improved property, known as: 6813 Alto Vista Drive, Nashville, Tn 37205

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 30th day of August, 1995.

Scott E. Swartz
Scott E. Swartz, By: Sheri B. Swartz, Atty-In-Fact

Sheri B. Swartz
Sheri B. Swartz

State of Tennessee
County of Davidson

On this 30th day of August, 1995, before me the undersigned authority, personally appeared **Sheri B. Swartz**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 141500.00

Affiant

Sworn and subscribed before me on the 30th day of August, 1995.

Notary Public

My Commission Expires: 7/24/99

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Sheri B. Swartz**, 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 **Scott E. Swartz**, 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 30th day of August, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Scott E. Swartz and Sheri B. Swartz

TO: Karen P. Siskind

8979 08/31 0101 03CHECK 536.55

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.

Sheri B. Swartz
Sheri B. Swartz, Affiant

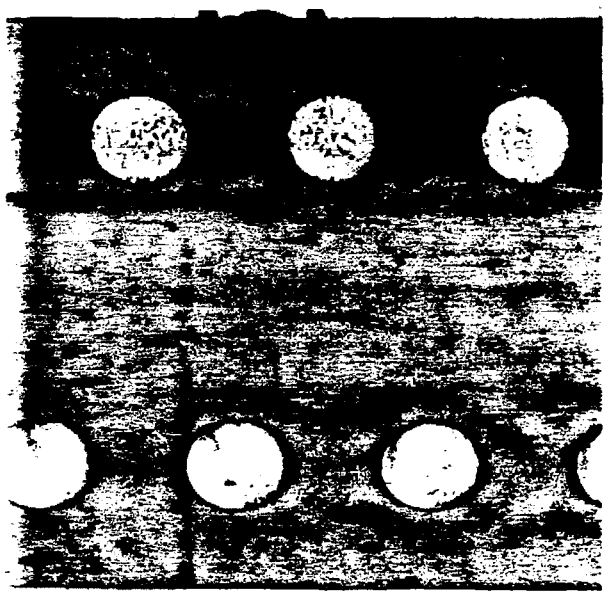
Sworn to and subscribed before me this

30th day of August, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96



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

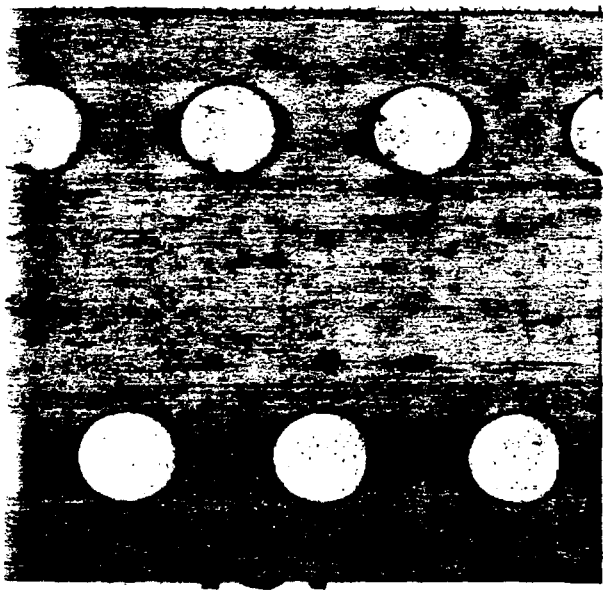
RECEIVED OF _____

FOR _____

BOOK 9780 PG 320

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 141500.00
CON TX 523.55
PRFEE 1.00
WDEED 12.00
TOTAL 536.55
CHECK 536.55

08/31/95 01 13:09 0001 8979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095522
IDENTIF. & REFERENCE

95 AUG 31 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947892