BOOK 9787 PG 406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN J. ERICKSON (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 129-15-A
21 VAUGHN'S GAP ROAD (ADDRESS)	ONE BURTON HILLS BLVD. SUITE 180 (ADDRESS)	PARCEL 56.00
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, MICHAEL J. SEXTON AND WIFE, DOROTHY SEXTON AND CECELIA COLLEEN STAUDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN J. ERICKSON AND WIFE, KATHLEEN M. ERICKSON

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 56 of Belle Meade Highlands Condominium created under Title 66, Chapter 2, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Mead Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and indentification of said Unit.

BEING the same property conveyed to CECELIA COLLEEN STAUDT, UNMARRIED AND MICHAEL J. SEXTON, by deed from United Residuals, Limited, a Tennessee Limited Partnership of record in Book 7740, page 610, Register's office of Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium, of record in Book 7091, page 302, said Register's Office, and By-Laws appended thereto, said Register's Office. This conveyance

CONTINUED

unimproved ( )
is improved (X) property, known as 21 VAUGHN'S GAP ROAD, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 1st day of September 19 95

MICHAEL J. SEXTON
By: Michael J Sexton Cecelia Colleen Staudt
CECELIA COLLEEN STAUDT, ATTORNEY-IN-FACT CECELIA COLLEEN STAUDT
DOROTHY SEXTON
By: Dorothy Sexton By Cecelia Colleen Staudt by Cecelia Colleen Staudt
CECELIA COLLEEN STAUDT, ATTORNEY-IN-FACT

Cecelia Colleen Staudt

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 CECELIA COLLEEN STAUDT

the bargainor S, with whom I am personally acquainted or 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 1st day of September, 1995.

Commission expires June 10, 1998

Debra Wicke
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ 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, the within named CECILIA COLLEEN STAUDT to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL J. SEXTON AND DOROTHY SEXTON acknowledged that she executed the same as the free act and deed of MICHAEL J. SEXTON AND DOROTHY SEXTON.

Witness my hand and official seal at Nashville, Tennessee on this 1ST day of September, 1995.

Debra Wicke
NOTARY PUBLIC DEBRA WICKE

My commission expires: 6/10/98

LEGAL DESCRIPTION CONTINUATION

is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and subject to sanitary sewers and or storm drainage easement of record in Book 4816, apge 427 and corrected in Book 4881, page 710, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of DOROTHY SEXTON AND MICHAEL J. SEXTON, pursuant to a Power of Attorney being filed for record simultaneously herewith.

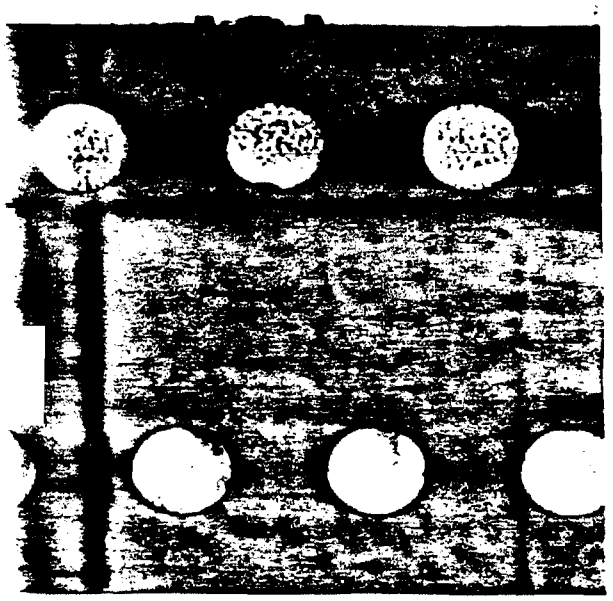
Dorothy Sexton wife of Michael J. Sexton joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

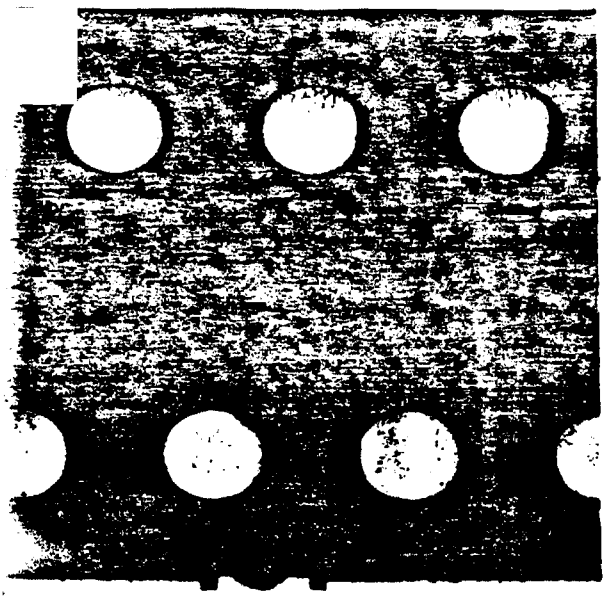
0097669
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10: 03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1257 09/07 0101 03CHECK 234.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9787 PG 409

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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 12.00
TOTAL 234.63
CHECK 234.63

09/07/95 01 10:05 0001 1257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097669
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10: 03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950149