This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9798 PG 842

ADDRESS NEW OWNER:
Eric J. Lesueur and Jerri Dawn Bennett
1520 Hayden Drive
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 72-16
GROUP
PARCEL 207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nelda Waynick, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric J. Lesueur and Jerri Dawn Bennett, both unmarried persons, Tenants in Common with the Right of Survivorship, 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 Lot No. 42 on the Plan of Porter Heights, Part 2, of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Nelda Rene Waynick, married, by deed from David H. Butler and wife, Allison M. Butler, of record in Book 6931, page 775, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nelda Rene Waynick, by Quitclaim Deed from Eddie Lanier Waynick, Jr., of record in Book 9232, page 473, said Register's Office.

This is improved property known as 1520 Hayden Drive, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee.
3. Sanitary sewer and/or storm drainage easement of record in Book 4088, page 646, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric J. Lesueur and Jerri Dawn Bennett, both unmarried

person, Tenants in Common with the Right of Survivorship, their heirs and assigns, forever; and I, Nelda Waynick, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9798 PG 843

Witness my hand this the 15th day of September, 1995.

Nelda Waynick

Nelda Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nelda Waynick, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 1995.

NOTARY PUBLIC

R. L. MOORE LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 20, 1996

95 SEP 19 AM 11:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0101665
IDENTIF. ▲ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

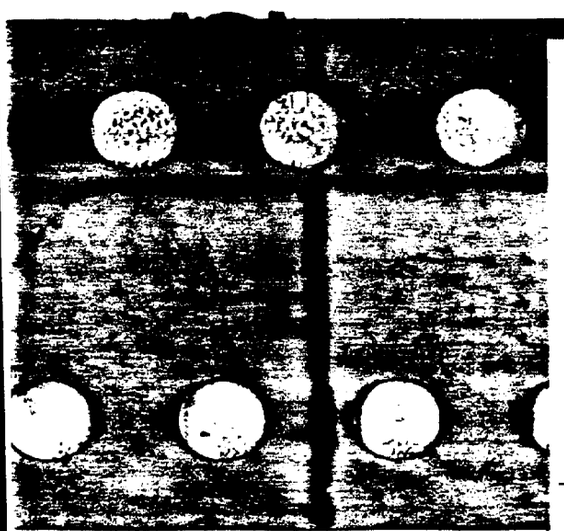
AFFIANT 9-15-95

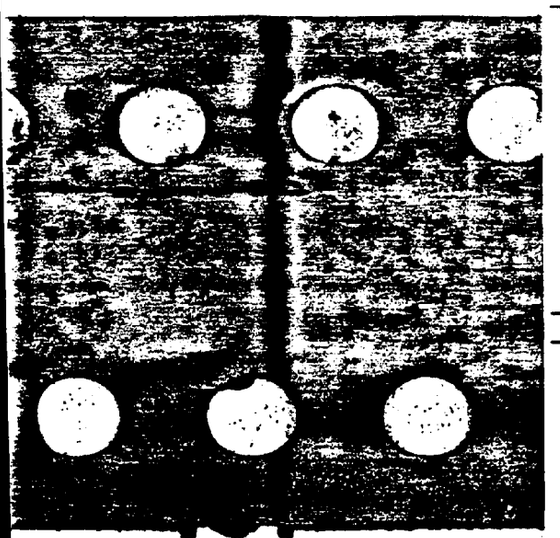
Subscribed and sworn to before me this 15th day of September, 1995.

R. L. MOORE LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

5607 09/19 0101 03CHECK 208.00





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 844

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/95 01 11:58 0001 5607

0101665
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 11:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954451