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FILE IN BOX #4

FORM NO. WD-1
#88-5-18

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,900.00

Donald A. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1988.

Notary Public

MY COMMISSION EXPIRES: November 30, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DONALD A. MILLER, etux	LEADER FEDERAL MORTGAGE, INC.	MAP 119-1
(NAME)	(NAME)	
2234 FOSTER AVENUE	158 MADISON AVENUE	PARCEL 334
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	MEMPHIS, TN 38103	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, EDWARD H. CARNEY and wife, MARIE B. CARNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD A. MILLER and wife, SHERYL L. MILLER, as tenants by the entirety,

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. 16 and the southerly 25 feet of Lot No. 17, on the Map showing the Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12 and 13, of Cumberland Nurseries, as shown on plat of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 16 and part of Lot No. 17 adjoin and front together 75 feet on the easterly side of Foster Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Edward H. Carney and wife, Marie B. Carney, by Deed from Edgar Turrentine and wife, Willomina Turrentine, of record in Book 2738, Page 77, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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 taxes for the current year which have been prorated and assumed by the Grantees herein.

2782

IDENTIFICATION REFERENCE

MAY 23 2 09 PM '88

IX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2234 FOSTER AVENUE, NASHVILLE, TN 37211
(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 their hands this 23rd day of May, 1988

Edward H. Carney
EDWARD H. CARNEY

Marie B. Carney
MARIE B. CARNEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, RONALD M. CAMPBELL, a Notary Public in and for said County and State, the within named EDWARD H. CARNEY and wife, MARIE B. CARNEY

the bargainors, 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 23rd day of May, 1988.

RONALD M. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
EDWARD H. CARNEY and wife, MARIE B. CARNEY

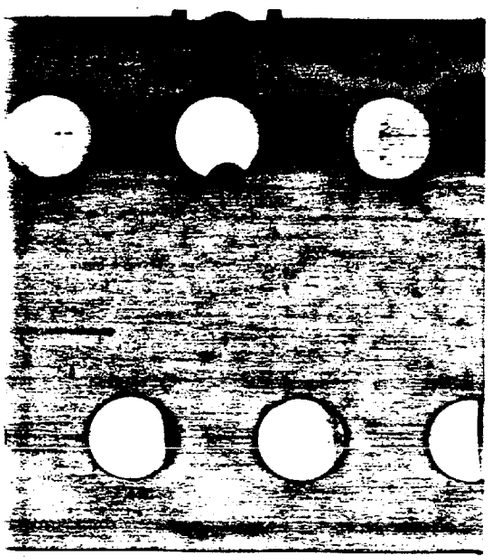
TO
DONALD A. MILLER and wife, SHERYL L. MILLER

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

9776 05/23 0101 03CHECK 137.82

OFFICIAL RECEIPT

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



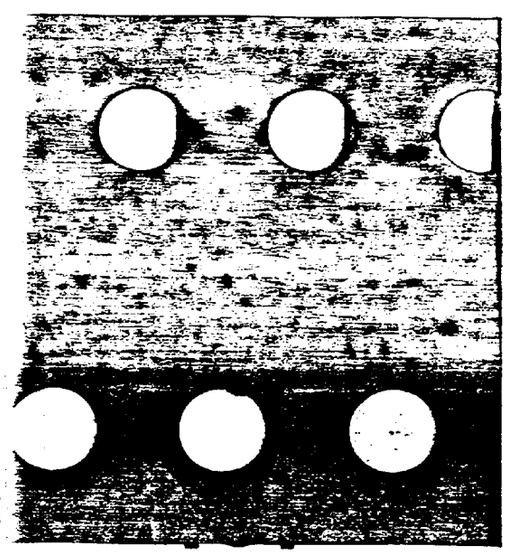
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	46900.00
CON TX	131.32
PRFEE	0.50
WDEED	6.00
TOTAL	137.82
CHECK	137.82

3 2 7. 8 2

IDENTIFT REFERENCE

MAY 23 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

05/23/88 01 14:11 0001 9776

No. 93949