BOOK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,732.49

Michael G. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 89

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael G. Wilson (NAME)	Leader Federal (NAME)	Map 162-1
348 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1860 (STREET ADDRESS)	Parcel 11
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Memphis, TN 38101-1860 (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, David C. Miller and wife, Gina B. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Wilson and wife, Sheila N. Wilson

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. 12 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 89.2 feet on the north side of Tusculum Road and runs back between lines, 175 feet on the west line and 172.6 feet on the east line to a dead line in the rear on which it measures 83 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Aubrey Dariel Ellis and wife, Bulah T. Ellis, of record in Book 4185, page 779, said Register's Office.

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 12 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County.

Said part of Lot No. 12 fronts 89.2 feet on the present North margin of Tusculum Road and runs back 11 degrees West 7 feet on the West line and North 14 degrees West 6.8 feet on the East line to points on the new relocated North margin of Tusculum Road on which it measures 89.2 feet thereon, containing 571 square feet, more or less.

Being the same property conveyed to David C. Miller and wife, Gina B. Miller by deed from Aubrey Dariel Ellis and wife, Bulah T. Ellis of record in Book 6665, page 924, Register's Office for Davidson County, Tennessee. CONTINUED ON BACK

unimproved ( )
This is improved (XX) property, known as 348 Tusculum Road, Nashville, TN 3721_
(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 16th day of August, 19 89

David C. Miller

Gina B. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named David C. Miller and wife, Gina B. Miller

the bargainor__, 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 16th day of August 1989.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

FILED
AUG 17 1 43 PM '89
DAVIDSON COUNTY TN.
REGISTER

IDENTIF. REFERENCE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

WARRANTY DEED

FROM
David C. Miller and wife, Gina B. Miller

TO
Michael G. Wilson and wife, Sheila N. Wilson

5 8 7 6 9

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6665, page 919, and re-recorded in Book 7278, page 187 and Book 7309, page 773, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

08/17 0101 03CHECK 220.51



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7917 PAGE 499

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	64732.49
CON TX	213.51
PRFEE	1.00
WDEED	6.00
TOTAL	220.51
CHECK	220.51

08/17/89 01 13:45 0001 6825

58769

IDENTIF. TREFERENCE

AUG 17 1 43 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 240088