FILE BOX 38 FILE #9426

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEGGY ANN COOMER (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 142-05A
500 Plantation Court #C-8 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	PARCEL 18C0
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	9D-64652

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, BETH CARYN CHARLOFF MIRANDA, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY ANN COOMER, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 C-8, together with carport desginated No. C-8-C on the Plan of Section 2 River Plantation of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section 2), a horizontal property regime established by Master Deed of record in Book 4661, page 334, said Register's Office.

Being the same property conveyed to Eduardo R. Miranda and wife, Beth C. Miranda by deed from Jack C. Wray and wife, Karen Wray of record in Book 5910, page 348, said Register's Office. Eduardo R. Miranda and Beth C. Miranda have since divorced and the said Eduardo R. Miranda conveyed his interest in subject property to Beth Caryn Charloff Miranda by Quitclaim deed of record in Book 7058, page 495, said Register's Office. The said Beth Caryn Charloff and Beth Caryn Charloff Miranda being one and the same person.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, Restrictions and Agreements contained in the Master Deed for River Plantation (Section Two) of record in Book 4661, page 334; (3) By-Laws of record in Book 4661, page 353, amended in Book 4691, page 906, Book 6354, page 676, and corrected in Book 6436, page 389; and (4) All matters appearing on the Plan of record in Plat Book 4460, pages 136 and 137, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 500 Plantation Court #C-8, Nashville, Tennessee 37221

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 1990

Beth Caryn Charloff Miranda

BETH CARYN CHARLOFF MIRANDA

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH CARYN CHARLOFF MIRANDA, an unmarried person

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 1990

My commission expires 3/27/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

31025

IDENTIFICATION REFERENCE

JUN 5 10 06 AM '90

DAVIDSON COUNTY, TN

7047 06/05 0101 03CHECK 284.20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Peggy Ann Coomer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1990

MY COMMISSION EXPIRES: 3/27/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

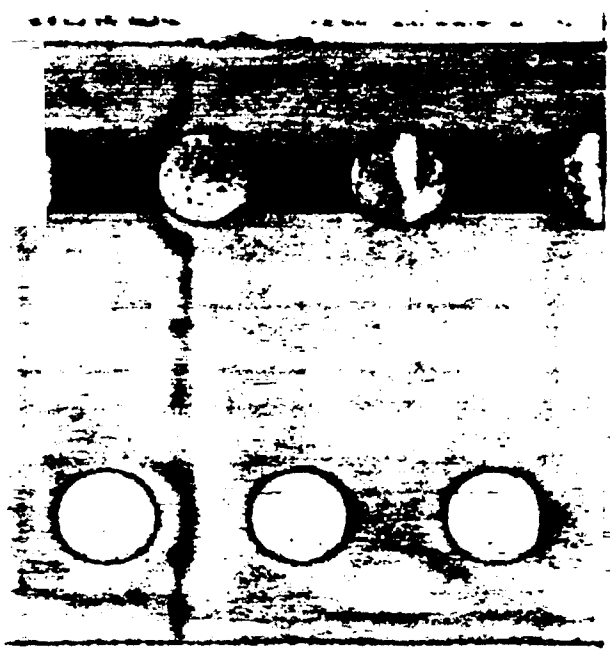
BETH CARYN CHARLOFF MIRANDA, an unmarried person

TO

PEGGY ANN COOMER, an unmarried person

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 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 84000.00
CON TX 277.20
PRFEE 1.00
WDEED 6.00
TOTAL 284.20
CHECK 284.20

06/05/90 01 10:08 0001 7047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.1025

IDENTIFICATION REFERENCE

JUN 5 10 06 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 324739