File Box 38 File 10273

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8426 PAGE 1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OTIS E. MILLER II	LEADER FEDERAL BANK FOR SAVINGS	Map 104-7
(NAME)	(NAME)	
2603-A Blakemore Avenue	P.O. Box 2926	Parcel 266
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Memphis, Tennessee 38101	F.B. 24W05145
(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, RICHARD H. DRENNEN AND WIFE, HELEN M. DRENNEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OTIS E. MILLER II AND WIFE, TERESA POSEY MILLER AND PHILLIP C. POSEY AND WIFE, ANN S. POSEY as Joint Tenants with the right of survivorship

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 Lot No. 3A on the Plan of Zone Lot Division Gadsden Place, as of record in Plat Book 5200, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard H. Drennen and wife, Helen M. Drennen by deed from Gadsden Place, Inc. of record in Book 6330, page 720, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6293, page 591; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 798, said Register's Office.

4097.3.

IDENTIFICATION REFERENCE

AUG 22 2 28 PM '91

unimproved ( )
This is improved (XX) property, known as 2603-A Blakemore Avenue, Nashville, Tennessee 37212

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 16th day of August, 1991.

Richard H. Drennen by [signature] Attorney-in-Fact

RICHARD H. DRENNEN
BY: George E. Mudter, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith.

Helen M. Drennen by [signature] Attorney-in-Fact

HELEN M. DRENNEN
BY: George E. Mudter, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Richard H. Drennen and Helen M. Drennen and is authorized by the said Richard H. Drennen and Helen M. Drennen to execute this instrument on their behalf.

Witness my hand, at Office, this 16th day of August, 1991.

Notary Public

My Commission Expires:

1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1991

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM RICHARD H. DRENNEN AND WIFE, HELEN M. DRENNEN

TO OTIS E. MILLER II AND WIFE, TERESA POSEY MILLER AND PHILLIP C. POSEY AND WIFE, ANN S. POSEY

5785 08/22 0101 03CHECK 304.85

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 _____

BOOK 8426 PAGE 3

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 80500.00
				CON TX 297.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 304.85
				CHECK 304.85
08/22/91	01			14:29 0001 5785

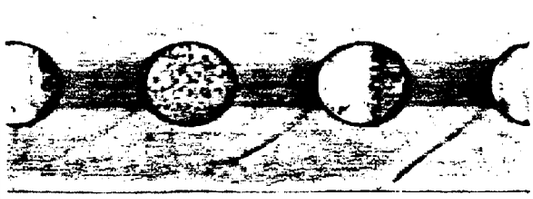
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.0.9.7.3.

IDENTIFICATION REFERENCE

AUG 22 2 29 PM '91

FELIX Z. WILSON, II REGISTER



No. 452294