10323 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8456 PAGE 480

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARNIE TROY CHILDERS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 171-2-A
276 Glenstone Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 127
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. #6DU82547

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, ALFRED R. ABRIOLA AND WIFE, CAROLYN L. RUSSELL ABRIOLA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARNIE TROY CHILDERS, UNMARRIED

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 127 on the Plan of Brentwood Villa, Phase 3B of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, 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 Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, said Register's Office.

Being the same property conveyed to Alfred R. Abriola and Carolyn L. Russell, joint tenants with right of survivorship by deed from Radnor Homes, Inc. of record in Book 7716, page 913, said Register's Office.

This conveyance is subject to: (1) Charter of record in Book 6936, page 895, Book 7998, page 249 & Book 8267, page 270; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 567, Book 7423, page 574, & Book 8074, page 564; (3) Easements of record in Book 5155, page 164; (4) Storm Water Detention Agreement of record in Book 6385, page 814; and (5) All matters appearing on the plan of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, said Register's Office.

9766 10/03 0101 03CHECK 339.26

5. 1. 6. 7. 8.

IDENTIFICATION REFERENCE

OCT 3 9 14 AM '91

unimproved ( )
This is improved (XX) property, known as 276 Glenstone Circle, Brentwood, Tennessee 37027

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 30th day of September, 19 91

Alfred R Abriola
ALFRED R. ABRIOLA

Carolyn Russell Abriola
CAROLYN L. RUSSELL ABRIOLA

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED R. ABRIOLA AND WIFE, CAROLYN L. RUSSELL ABRIOLA with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of September, 19 91.

My commission expires 1-22-95 Notary Public Helen D. Scott

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,800.00

Arnie Troy Childers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 91.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED

FROM ALFRED R. ABRIOLA AND WIFE, ~~CAROLYN L. RUSSELL ABRIOLA~~

TO ARNIE TROY CHILDERS, UNMARRIED

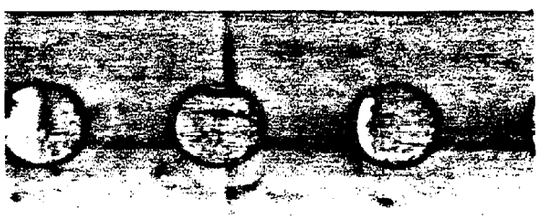
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

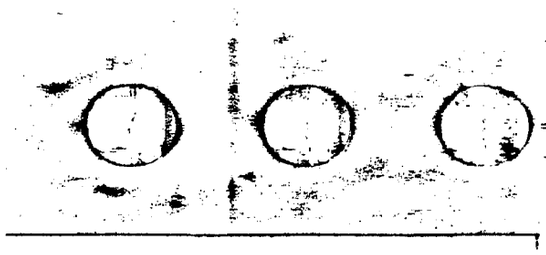
NASHVILLE, TENNESSEE



RECEIVED OF _____

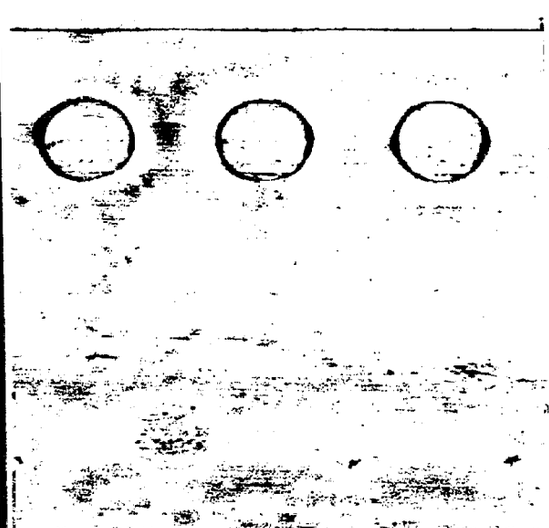
FOR _____

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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	89800.00
CON TX	332.26
PRFEE	1.00
WDEED	6.00
TOTAL	339.26
CHECK	339.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/03/91 01 09:15 0001 9766

5. 1. 6. 7. 8.

IDENTIFICATION REFERENCE

OCT 3 9 14 AM '91

FELIX Z. WILSON, REGISTER

DAVIDSON COUNTY, TENNESSEE

No. 464581