BOX 7

BOOK 8943 PAGE 768

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 19 93

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31095

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheralyn H. Lerner (NAME)	First Tennessee Bank National (NAME)	72-13-33
1022 Carolyn Avenue (ADDRESS)	P. O. Box 1000, Dept. 47 (ADDRESS)	15DA 2420
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

FOR AND 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, Leslie A. Miller and Vivian A. Holder, both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheralyn H. Lerner, an unmarried person

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. 41 on the Plan of Irvington, as of record in Plat Book 843, page 60, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Leslie A. Miller and Vivian A. Holder, both unmarried, by deed from James L. Fowler and wife, Nell C. Fowler, and William H. Campbell and wife, Elizabeth A. Campbell, of record in Book 7731, Page 609, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

1:8.1:04

IDENTIFICATION REFERENCE

MAY 10 3 20 PM '93

DAVIDSON COUNTY, TN

1369 05/10 0101 03CHECK 258.75

unimproved ( )
This is improved (X) property, known as 1022 Carolyn Avenue, Nashville, TN 37216
(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 our hand s this 30th day of April, 19 93

Leslie A. Miller

Vivian A. Holder

BOOK 8943 PAGE 769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A. Miller and Vivian A. Holder, both unmarried persons

the bargainor S, 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 30th day of April, 19 93

Commission expires 1-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

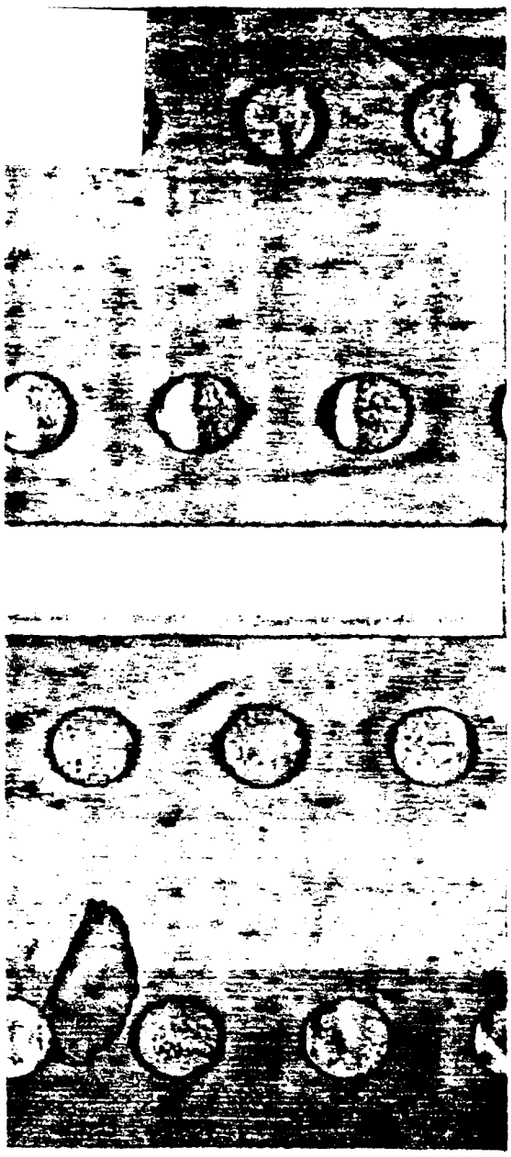
Notary Public

WARRANTY DEED

FROM
Leslie A. Miller and Vivian A. Holder

TO
Sheralyn H. Lerner

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31095



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

RECEIVED OF _____

FOR _____

BOOK 8943 PAGE 770

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 67500.00
				CON TX 249.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 258.75
				CHECK 258.75
		05/10/93	01	15:20 0001 1369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8.1:04

IDENTIFICATION REFERENCE

MAY 10 3 20 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 649473