ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sandra S. Miller	Leader Federal Bank for Savings	MAP and PARCEL
	Attn: Tax Dept.	
321 Hickory Street	158 Madison Ave.	43-13-334
Madison, TN 37115	Memphis, TN 38103	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gary B. Cooper and Tracey C. Cooper, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sandra S. Miller, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "E" on the final plat of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary B. Cooper and wife, Tracey C. Cooper, by deed from Richard H. Cape, of record in Book 8612, Page 501, Register's Office for Davidson County, Tennessee.

This is property with a common address of 321 Hickory Street, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 974, Page 69, said Register's office and all matters therein.

93366
IDENTIF. # REFERENCE

94 SEP 22 PM 3:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $45,600.00

X Sandra S. Miller
Affiant

Subscribed and sworn before me this 16th day of September, 1994.

Notary Public

My Commission Expires: 5/23/98

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **September, 1994**.

Gary B. Cooper

Tracey C. Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

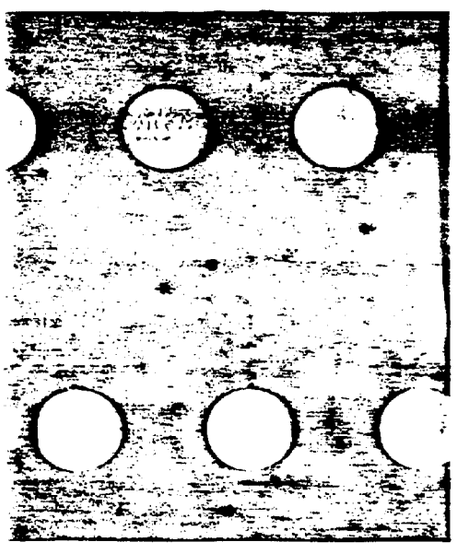
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Gary B. Cooper and Tracey C. Cooper, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

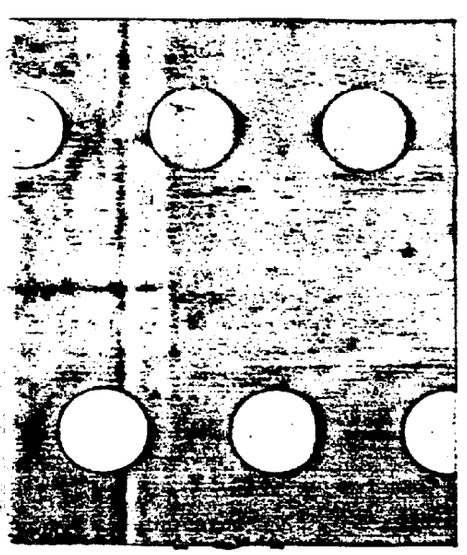
Witness my hand and official seal at **Nashville,**, Tennessee, this **16th** day of **September, 1994**.

Notary Public
My Commission Expires: 5/23/98

File No. 9409-335

1110 09/22 0101 03CHECK 177.72





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

RECEIVED OF _____

FOR _____

BOOK 9472 PAGE 728

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	45600.00
			CON TX	168.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	177.72
			CHECK	177.72
09/22/94	01		15:26 0001	1110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93366
IDENTIF. ↑ REFERENCE

94 SEP 22 PM 3:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 837400