This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

FILED 9635:105

ADDRESS NEW OWNER:
Anna Eunice Eubanks
717 Kendall Drive
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 103-10
GROUP
PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William S. Miles and wife, Mary J. Garlan Miles, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anna Eunice Eubanks, an unmarried person, hereinafter called the Grantee, her 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. 18 on the Plan of Brookside Courts Addition No. 3, of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William S. Miles and wife, Mary J. Garlan Miles by deed from Thomas M. Ellsworth and wife, Carol M. Ellsworth, as of record in Book 9003, page 462, Register's Office for Davidson County, Tennessee.

This is improved property known as 717 Kendall Drive, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Easement for driveway purposes created in Deed of Easement contained in instrument of record in Book 5159, page 869, said Register's Office.
3. All matters as shown on the plan of record in Book 1835, page 107, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anna Eunice Eubanks, an unmarried person, her heirs and assigns, forever; and we, William S. Miles and wife, Mary J. Garlan Miles, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9635 PG 106

Witness our hands this the 30th day of March, 1995.

William S. Miles

Mary J. Garlan Miles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5862 04/03 0101 03CHECK 3P1.95

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William S. Miles and wife, Mary J. Garlan Miles, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R.L. MOORE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 103,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of March, 1995.

NOTARY PUBLIC R.L. MOORE

My Commission Expires: Nov 20, 1996

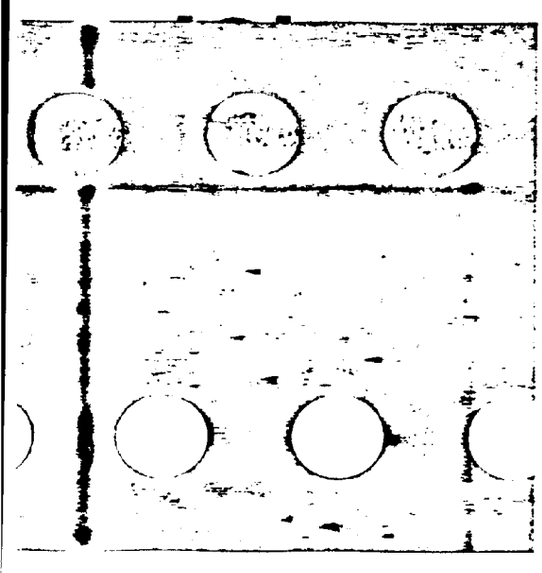
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

95 APR -3 AM 8:01

IDENTIFICATION

47896

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



RECEIVED OF _____

FOR _____

BOOK 9635 PG 107

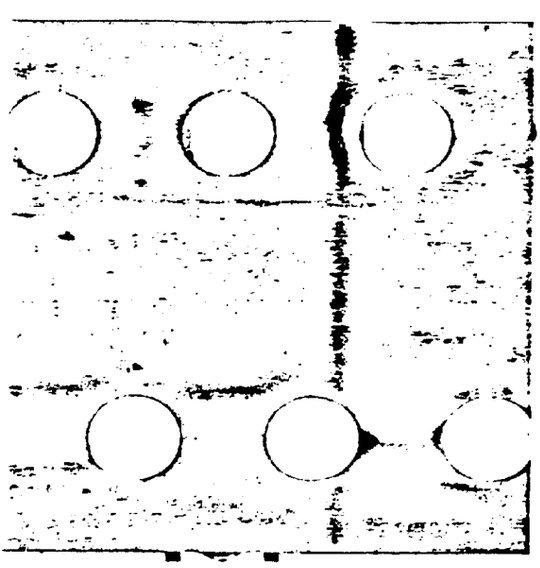
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
103500.00
CON TX 382.95
PRFEE 1.00
MTEED 8.00
TOTAL 391.95
CHECK 391.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/95 01 14:00 0001 6862



47896
IDENTIFICATION REFERENCE

95 APR -3 PM 2:01
REGISTER'S OFFICE

No. 896392