WARRANTY DEED

FILE# 34471
SATURN & MAZER
FILE BOX '7'

BOOK 10099 PG 160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North. Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Douglas S. Gaillard (NAME)	FT Mortgage Companies d/b/a (NAME)	155-8-B-25
6328 Sweetgum Lane (ADDRESS)	P.O. Box 146 (ADDRESS)	9D-81085
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Debra R. Miller and husband, Steve J. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas S. Gaillard and wife, Penny S. Gaillard

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. 25 on the Plan of Phase 1 of South Colony at Riverbend, as of record in Plat Book 6900, Page 271, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Debra R. Miller and husband, Steve J. Miller by deed from The Zeitlin Group of record in Book 8437, Page 128, Register's Office for Davidson County, Tennessee.

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

0196724
IDENTIFICATION REFERENCE
96 JUN 26 AM 10:28
FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6328 Sweetgum Lane, Nashville, TN 37221
(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 14th day of June, 19 96

Debra R. Miller

Debra R. Miller

Steve J. Miller

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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 Debra R. Miller and husband, Steve J. Miller

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 14th day of June, 1996.

Commission expires 1/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

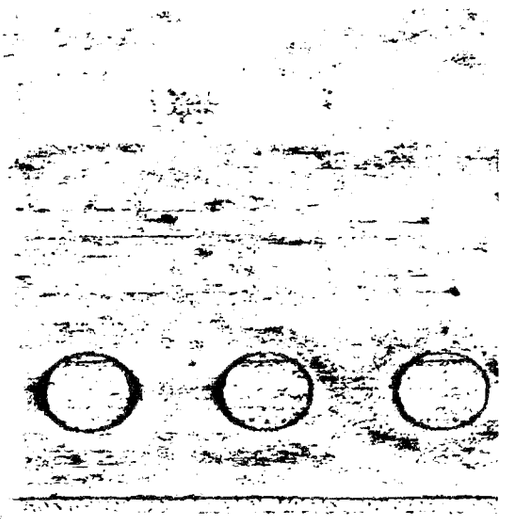
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

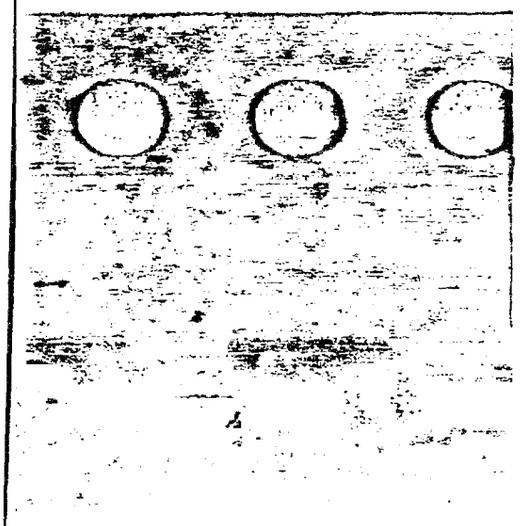
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7815 06/26 0101 03CHECK 633.93





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

RECEIVED OF _____

FOR _____

BOOK 10099 PG 162

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	
				168900.00
			CON TX	624.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	633.93
			CHECK	633.93
06/26/96	01	10:33	0001	7815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196724
IDENTIF. A REFERENCE

96 JUN 26 AM 10: 28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055575