Box 50-B

BOOK 10110 PG 117

This Instrument Prepared By:

Bottorff, Kavin & Cook, Attorneys
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
David A. Miller et ux Beth D. Miller
734 Elysian Fields
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Leader Federal Bank for Savings
158 Madison Avenue
Memphis, TN 38103

MAP AND PARCEL:
MAP 132-15
GROUP
PARCEL 33

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brian E. Devine and wife, Conde W. Devine hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David A. Miller et ux, Beth D. Miller, 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.43 on the Plan of Elysian Fields, Section 1, not of record and described according to a survey by Southern Land Surveying Company, Inc., dated June 21, 1974, as follows:
>
> Said lot 43 fronts the easterly margin of Elysian Fields Road 184.3 feet and runs back between lines which measures 335.00 feet on the north side; 335.00 feet on the south side to a line in the rear on which it measures 102.65 feet.
>
> Being the same property conveyed to Brian E. Devine and wife, Conde W. Devine by deed from Thomas K. Littlefield and wife, Anna O. Littlefield of record in Book 8450, page 795, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 734 Elysian Fields, Nashville, TN 37211.

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

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David A. Miller et ux, Beth D. Miller their heirs and assigns, forever; and we, Brian E. Devine and wife, Conde W. Devine 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of June, 1996.

Brian E. Devine

Conde W. Devine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brian E. Devine and wife, Conde W. Devine 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 28th day of June, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 188,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of June, 1996.

NOTARY PUBLIC

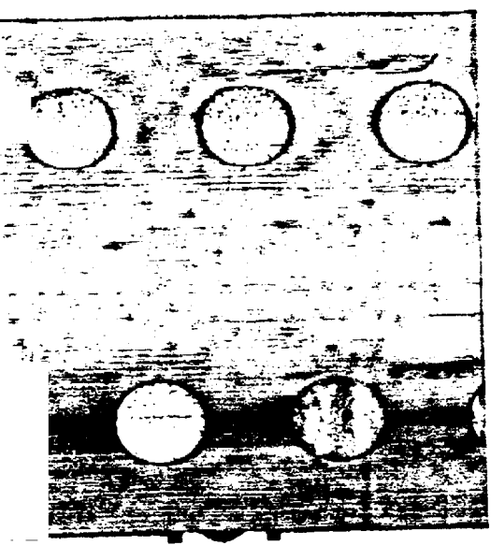
My Commission Expires: 5-5-99

95 JUL -3 PM 1:53

02000026

TAX $753.00 TRUST $3CHECK 7094-96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10110 PG 119

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
188000.00
CON TX 695.60
PRFEE 1.00
WDEED 8.00
TOTAL 704.60
CHECK 704.60

07/03/96 01 13:56 0001 1341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200026
IDENTIF. & REFERENCE

95 JUL -3 PM 1:53

REGISTER
DAVIDSON CO. TN.

No. 1059070