First Title & Escrow Co., Inc.

Box #9B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10110 PG 529

#13924

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. PETER MINICH (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	104-10
512 Lancaster Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	107
Nashville, Tennessee 37212 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	26W7720

FOR AND IN 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,

TREG WARNER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. PETER MINICH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50-foot unnamed street, 568-1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50-foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174, thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50-foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to the State of Tennessee, by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, to which said deed reference is hereby made for a more complete legal description of said taking.

Being the same property conveyed to Treg Warner, unmarried by deed from Calvin L. Tate and wife, Teresa L. Tate of record in Book 7174, page 581, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantee; (2) Easement of record in Book 4827, page 754; and (3) Restrictions of record in Book 1712, page 431, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 512 Lancaster Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of July, 19 96

Treg Warner

TREG WARNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREG WARNER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of July, 19 96

My commission expires 11/25/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10110 PG 530

96 JUL -3 PM 2:57

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 19 96

MY COMMISSION EXPIRES: 11/25/96 (AFFIX SEAL)

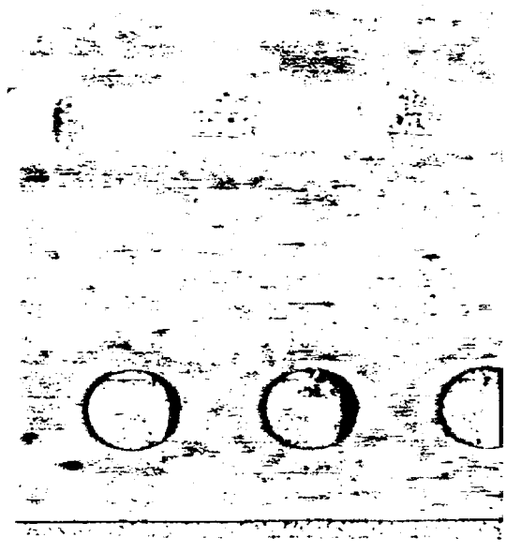
Notary Public

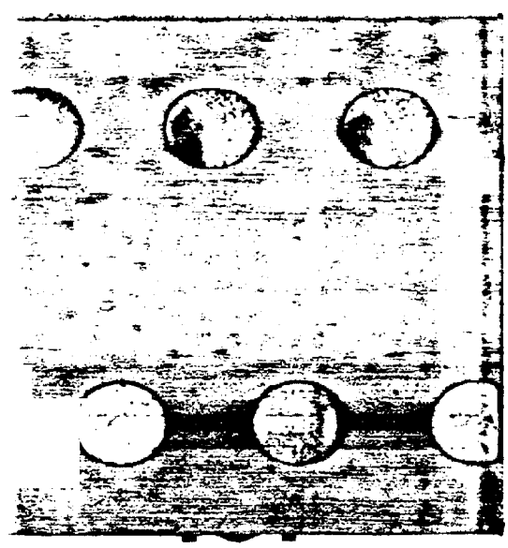
WARRANTY DEED

FROM TREG WARNER

TO J. PETER MINICH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10110 PG 531

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	96500.00
CON TX	357.05
PRFEE	1.00
WDEED	8.00
TOTAL	366.05
CHECK	366.05

07/03/96 01 15:00 0001 1442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200126
IDENTIFICATION REFERENCE

96 JUL -3 PM 2:57

REGISTER
DAVIDSON CO. TENN.

No. 1059171