THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Leanne E Douglas
Affiant

Subscribed and sworn to before me, this 29th day of August 1996

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LEANNE E. DOUGLAS 1429 Sumner Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-6 PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100---------- ($ 70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , BETSY BASS MILLER, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto LEANNE E. DOUGLAS, UNMARRIED 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:

BEING Lot No. 32 on the map of Subdivision of part of the Weakley Home Place as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 50.0 feet on the north side of Sumner Avenue and runs back between parallel lines 150.0 feet to an alley in the rear.

BEING the same property conveyed to Betsy Bass Miller by deed from Leland D. Watts of record in Book 9789, page 565, as re-recorded in Book 9845, page 964, Register's Office for Davidson County, Tennessee.

ROBERT BOND MILLER, spouse of Betsy Bass Miller, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1429 Sumner Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Subdivision of the Weakley Home Place of record in Book 421 , page 36 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of August, 19 96.

BETSY BASS MILLER

ROBERT BOND MILLER

MITCHELL A. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 BETSY BASS MILLER and ROBERT BOND 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 this 29th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19____.

My Commission Expires: _____

Notary Public

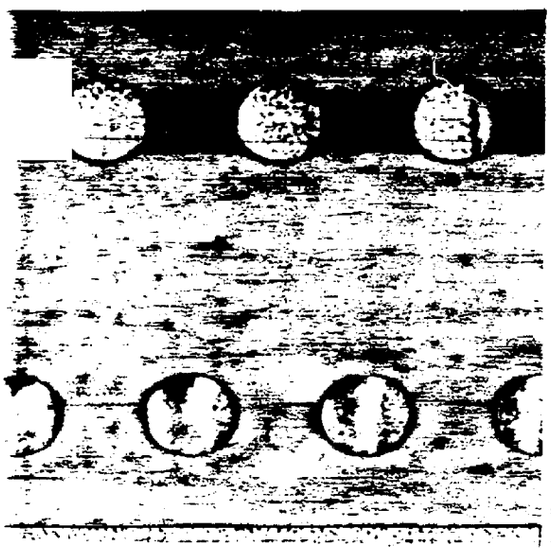
0220859

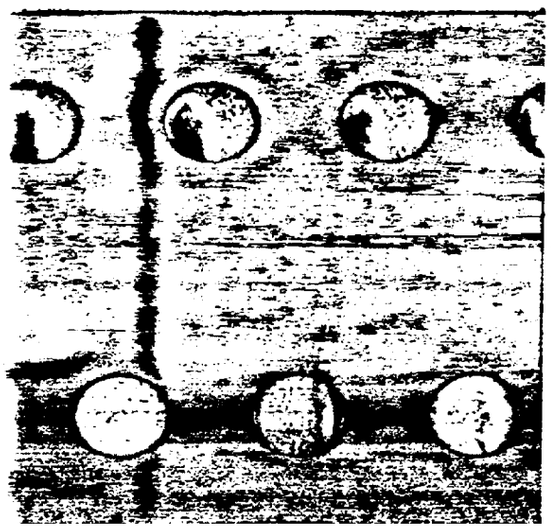
IDENTIF. & REFERENCE

96 SEP -4 AM 9:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3782 09/04 0101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 682

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			09/04/96 01	09:12 0001 3782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220859
IDENTIF. # REFERENCE

96 SEP -4 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1026285