[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[George William Johnson]	Leader Federal Bank for Savings]	MAP and PARCEL]
[Teresa L. Johnson]	Attn: Tax Dept.]	]
[1133 Jackson's View Road]	158 Madison Ave.]	86-7-28]
[Hermitage, TN 37076]	Memphis, TN 38103]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marion B. Miller and Sheila F. Miller, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **George William Johnson and Teresa L. Johnson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Jackson's Retreat, Phase I, Section II, of record in Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot 67 fronts 61.13 feet on the southerly margin of Jackson's View Road and extends back 129.22 feet on the easterly line and 130.26 feet on the westerly line to a dead line in the rear measuring 83.48 feet thereon.

Being the same property conveyed to Marion B. Miller and wife, Sheila F. Miller, by deed from Randall Phillips Builders, Inc., of record in Book 6395, Page 107, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1133 Jackson's View Road, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Pages 334 and 335, as amended in Book 5972, Page 96, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5741, Page 360, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $84,900.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 30th day of August, 1996.]
[ ]
[My Commission Expires: 10-14-96 Notary Public]

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **August, 1996.**

x Marion B Miller
Marion B. Miller

Sheila F Miller
Sheila F. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Marion B. Miller and Sheila F. Miller, husband and wife** , with whom I am personally acquainted, or who 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 **30th** day of **August, 1996.**

Lisa A. Turner
Notary Public
My Commission Expires: 10-14-98

NOTARY PUBLIC AT LARGE

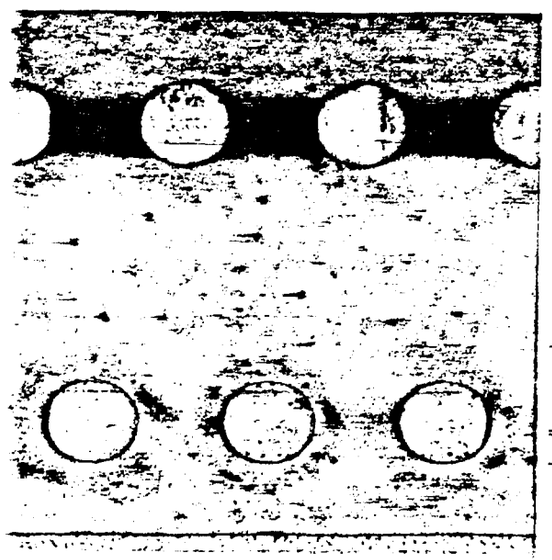
File No. 9608-364

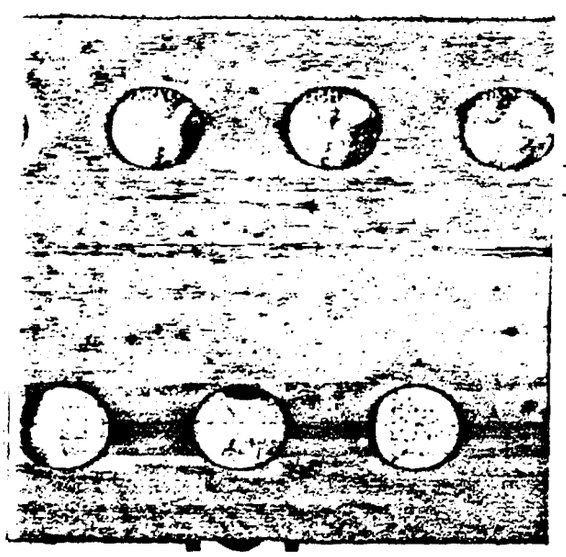
0221895
IDENTIFICATION REFERENCE

96 SEP -5 PM 3:01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4862 09/05 0101 03CHECK 323-





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10180 PG 609

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 84900.00
				CON TX 314.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.13
				CHECK 323.13
			09/05/96 01	15:05 0001 4862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221895
IDENTIF. # REFERENCE

96 SEP -5 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027362