FILE NO. 35043
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER FOR THIS TRANSFER IS $ 367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF NOVEMBER, 19 96

Notary Public

MY COMMISSION EXPIRES 11/25/98
(AFFIX SEAL)

BOOK 10253 PG 928

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM MAY STERN (NAME)	S A M E (NAME)	104-9-218
202 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26W 8415
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE LOUIS MILLER and wife, GLORIA MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM MAY STERN, A Married Person, as and for his sole and separate estate,

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 being the County of Davidson County, Tennessee, being Lot No. 12 and the northerly 5 feet of Lot No. 13 on the Plat of Myrtlewood, Bransford Realty Company's Subdivision of a part of the S. W. Berger Property, as of record in Book 547, page 106, Register's Office for said County.

SAID Lot No. 12 and part of Lot No. 13 front together 60 feet on the easterly side of Leonard Avenue and run back between parallel lines 213 1/2 feet to a dead line.

BEING the same property conveyed to Louis Miller and wife, Gloria Miller by deed from Sallye L. Weinstein, a widow, of record in Book 4824, page 451, Register's Office for Davidson County, Tennessee.

0246451
IDENTIF. & REFERENCE

96 NOV 14 AM 9:58
LIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1164 11/14 0101 03CHECK 1366.90

This is unimproved X unimproved property known as 202 Leonard Avenue, Nashville, Tennessee 37205
(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 12th day of November, 19 96

Louis Miller
LOUIS MILLER

Gloria B. Miller
GLORIA MILLER

BOOK 10258 PG 929

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LOUIS MILLER and wife, GLORIA 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 12th day of November, 1996

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

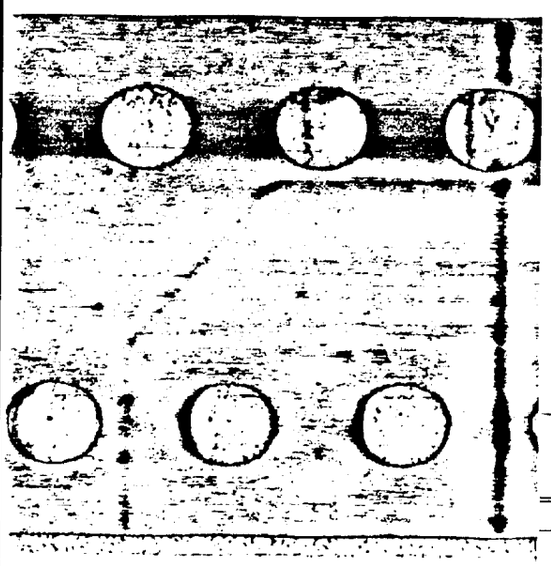
_____ Notary Public

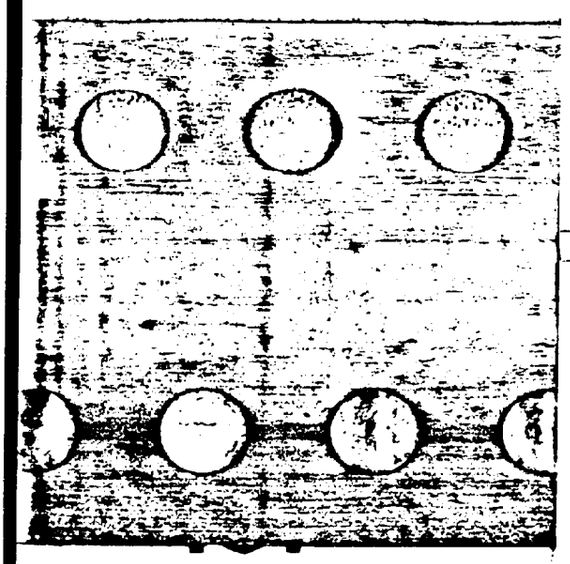
Commission Expires _____

WARRANTY DEED

FROM

TO





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10258 PG 930

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

MAMT 367000.00
ERR CO
MAMT 367000.00-
CAMT 367000.00
CON TX 1357.90
PRFEE 1.00
UFEE1 8.00
TOTAL 1366.90
CHECK 1366.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/96 01 10:03 0001 1164

0246451
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088052