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FILE IN BOX #4
FORM NO. WD-1
#89-3-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,033.43

Elizabeth Ann Clift
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 19 89.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY, Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ELIZABETH ANN CLIFT (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 43-5
234 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	PARCEL 152
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	FB#: 11D-58485

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, JEFFREY J. MILLER and wife, TERRI S. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH ANN CLIFT

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. 21 of Block B on the Plan of Kennaston Estates, as of record in Book 843, Page 83, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jeffrey J. Miller and wife, Terri S. Miller, by Deed from Don Ray Crump and wife, Judith Bleecker Crump, of record in Book 6831, Page 133, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record; however, by instrument of record in Book 4765, Page 829, said Register's Office, Don Ray Crump and wife, Judith Crump, attempted to unilaterally cancel said restrictions by instrument styled "Cancellation of Restrictive Covenants"; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Collateral Investment Company (now Collateral Mortgage, LTD.), in the original principal amount of $41,156.00, of record in Book 6831, Page 136, Register's Office for Davidson County, Tennessee. Assigned to New South Federal Savings Bank of record in Book 6852, Page 507, said Register's Office.

THIS instrument is being executed in behalf of Jeffrey J. Miller and wife, Terri S. Miller, pursuant to a Power of Attorney executed by them on the 25th day of February, 1989, and being filed for record simultaneously herewith.

This is improved (XX) unimproved ( ) property, known as 234 Roosevelt Avenue, Madison, TN 37115
(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 their hand s this 2nd day of March, 19 89

Jeffrey J. Miller by Buford Allen Gregory
JEFFREY J. MILLER
BY: BUFORD ALLEN GREGORY, Attorney In Fact

Terri S. Miller by Buford Allen Gregory
TERRI S. MILLER
BY: BUFORD ALLEN GREGORY, Attorney In Fac

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires_____

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 JEFFREY J. MILLER and wife, TERRI S. MILLER

TO ELIZABETH ANN CLIFT

FILED
MAR 3 9 10 AM '88

2001 03/03 0101 03CHECK 164.90

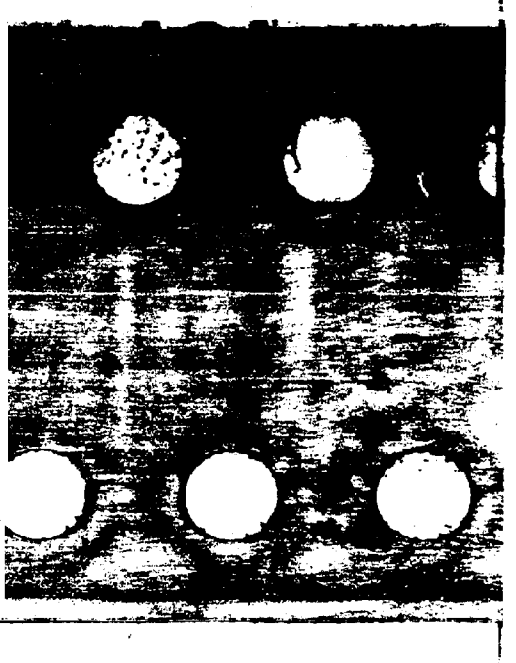
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

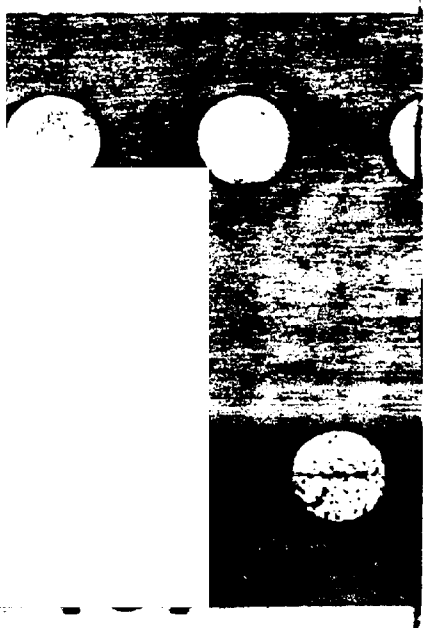
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 2nd day of March, 1988, before me personally appeared BUFORD ALLEN GREGORY, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of JEFFREY J. MILLER and wife, TERRI S. MILLER, and acknowledged that he executed the same as the free act and deed of the said JEFFREY J. MILLER and wife, TERRI S. MILLER.

My Commission Expires: 11/10/91

_____
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	48033.43
CON TX	158.40
PRFEE	0.50
WDEED	6.00
TOTAL	164.90
CHECK	164.90

03/03/89 01 09:12 0001 2001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13261

IDENTIFICATION

MAR 3 9 10 AM '89

FELIX Z. WILSON, II
REGISTER

No. 186582