This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

# WARRANTY DEED

BOOK 8073 PAGE 15

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 90.

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| TOMMY R. CRAGUE, et ux (NAME) | COLLATERAL MORTGAGE, LTD. (NAME) | 61-10 |
| 816 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1900 Crestwood Boulevard (STREET ADDRESS) | 235 |
| Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP) | Irondale, Alabama 35210 (CITY) (STATE) (ZIP) | 12DZ 97081 |

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, CURTIS T. STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY R. CRAGUE and wife, STEPHANIE T. CRAGUE

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:

Being Lot No. 61 on the Plan of Michael Craddock's Resubdivision of Lots 61 & 62 of Maplewood Heights, of record in Plat Book 6200, page 876, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Curtis T. Stewart by deed from MUrray Brosius and wife, Helen Elain Brosius, of record in Book 7917, page 90, Register's Office for Davidson County, Tennessee.

Rhonda K. Stewart, spouse of the said grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

13715 IDENTIF. TREFERENCE MAR 27 9 13 AM '90 DAVIDSON COUNTY TN.

5880 03/27 0101 03CHECK 22.47

This is unimproved ( ) improved (X) property, known as 816 Virginia Avenue, Nashville, Tennessee 37216
(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 23rd day of March, 19 90

Curtis T. Stewart
CURTIS T. STEWART

Rhonda K. Stewart
RHONDA K. STEWART

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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 Curtis T. Stewart

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of March, 19 90

Commission Expires September 11, 1990

Joan L. Davis, Notary Public.

STATE OF _____

_____ County

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 his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

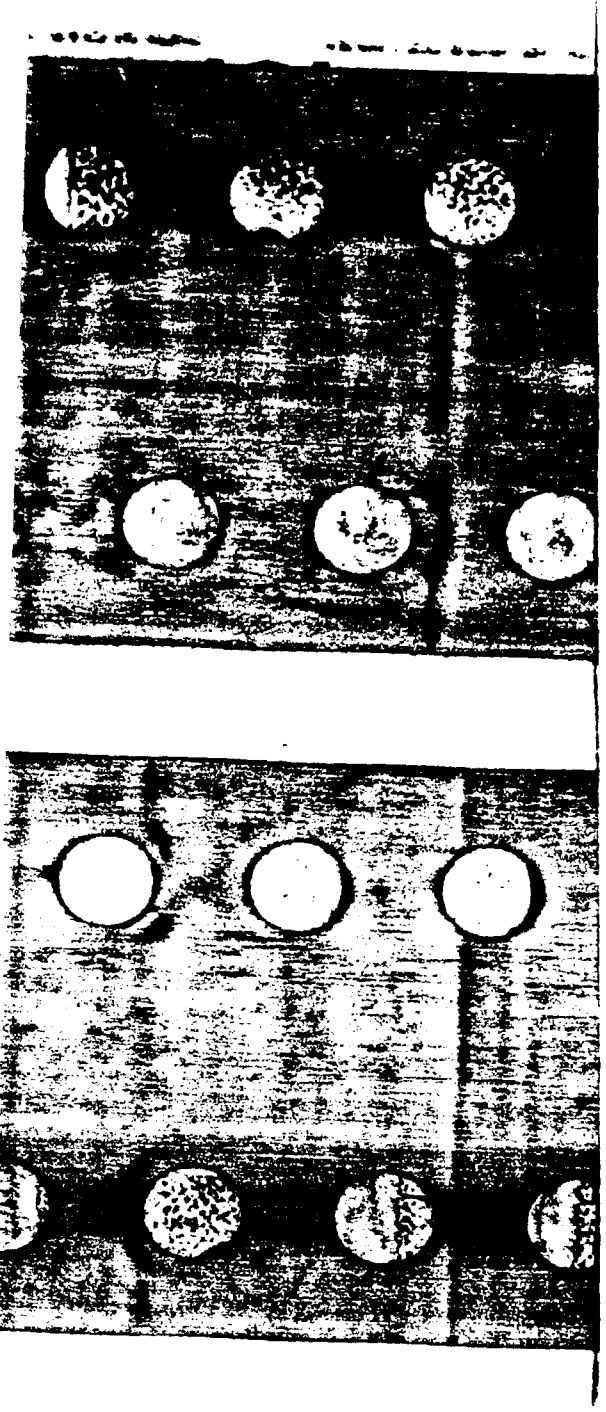
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Rhonda K. Stewart, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of March, 1990.

Joan L. Davis
NOTARY PUBLIC

My Commission Expires: 5-1390.

PREPARED BY: ESCROW CORPORATION OF NASHVILLE



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

RECEIVED OF _____

FOR _____

BOOK 8073 PAGE E 17

| | | |
|---|---|---|
| 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 65900.00
CON TX 217.47
PRFEE 1.00
WDEED 6.00
TOTAL 224.47
CHECK 224.47

03/27/90 01 09:12 0001 5880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3715

IDENTIF. REFERENCE

MAR 27 9 13 AM '90

DAVIDSON COUNTY TN.

No. 304303