STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

X Michael F. Miranne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 90.

Notary Public

MY COMMISSION EXPIRES: 5/8/91

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael F. Miranne, et ux (NAME) | National Mortgage Corporation (NAME) | Map 64-11 |
| 803 S. Chestnut Court (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Group A |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38118 (CITY) (STATE) (ZIP) | Parcel 55.00 |

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, Riverbirch Builders of Nashville, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Miranne and wife, Darlene G. Miranne

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. 55 on the Plan of Caleb Chase of record in Book 6250, page 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Riverbirch Builders of Nashville, Inc., by virtue of a deed from Faxon Homes, Inc., as of record in Book 8132, page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

62997

IDENTIF. REFERENCE

Oct 5 1 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7877 10/05 0101 03CHECK 274.30

This is unimproved ( ) improved (X) property, known as 803 S. Chestnut Court, Hermitage, Tennessee, 37076
(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 my hand this 24th day of September, 1990

RIVERBIRCH BUILDERS OF NASHVILLE, INC.

BY: [signature] Pres

Reggie Garner President

STATE OF TENNESSEE }

BOOK 8211 PAGE 803

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

(or proved to me on the basis of satisfactory evidence)

the bargainor ___, with whom I am personally acquainted, 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___.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE }
COUNTY OF Shelby }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Reggie Garner and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Riverbirch Builders of Nashville, Inc. the within named bargainor, a corporation, and that (he ) as such President and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Reggie Garner as such President, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Germantown on this the 24th day of September, 19 90

My commission expires 2-5-94 _____ Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

**WARRANTY DEED**

**FROM**
RIVERBIRCH BUILDERS OF NASHVILLE, INC.

**TO**
MICHAEL F. MIRANNE AND WIFE, DARLENE G. MIRANNE

**Return to:**
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8211 PAGE 804

| | | |
|---|---|---|
| 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 81000.00
CON TX 267.30
PRFEE 1.00
WDEED 6.00
TOTAL 274.30
CHECK 274.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/05/90 01 13143 0001 7877

62997

IDENTIF. TREFERENCE

OCT 5 1 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362154