BOOK 8302 PAGE 25

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1991.

Notary Public

MY COMMISSION EXPIRES: 10/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNERS, AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd D. Yann (NAME)	Collateral Mortgage, Ltd. (NAME)	86-4A
312 Oak Crest Court (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 14
Hermitage, Tn. 37076 (CITY) (STATE) (ZIP)	Birmingham, Alabama 25283-0180 (CITY) (STATE) (ZIP)	

FOR AND 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, John R. Verno and wife, Karen Verno

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd D. Yann and wife, Sarah B. Yann

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. 67 on the Plan of Oakcrest, Phase 1-B, as of record in Plat Book 6900, page 385, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Verno and wife, Karen Verno by deed from Zaring National Corporation of record in Book 7935, page 839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

96314

IDENTIF. REFERENCE:

FEB 1 1 29 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 312 Oak Crest Court, Hermitage, Tn. 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 our hand S this day of , 19

John R. Verno

Karen Verno

First Data Systems, Inc 1-800-626-1427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8302 PAGE 26

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Verno ~~and wife, Karen Verno~~ only John Verno

the bargainor, 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 26th day of December, 1990

Commission expires Nov. 10, 1991

John R. Verno
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____.

STATE OF OHIO)
COUNTY OF SUMMIT)

I, AUDREY M SLENTZ, a Notary Public in and for the County and State aforesaid, do hereby certify that KAREN VERNO personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this 28th day of DECEMBER, 1990.

AUDREY M. SLENTZ, Notary Public
STATE OF OHIO
My Commission Expires Dec. 5, 1994

Audrey M Slentz
Notary Public

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Page 2 of 2

WARRANTY DEED

FROM

John R. Verno and wife, Karen Verno

TO

RETURN TO:

Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215

0299 03/01 01:01 CHECK 432.70

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 27

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC 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
129000.00
CON TX 425.70
PRFEE 1.00
WDEED 6.00
TOTAL 432.70
CHECK 432.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 13:31 0001 0299

96314

IDENTIF. 1 REFERENCE

MAR 1 1 29 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 401136