THIS INSTRUMENT PREPARED BY:
Mail STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CHARLES W. HEARN ET UX
ELENA G. HEARN
3622-A BRUSH HILL ROAD
NASHVILLE, TN 37216

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

MAP/PARCEL NUMBER:

MAP 62-9
PART OF PARCEL 11

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00, THIS 29TH DAY OF AUGUST, 1991.

Charles W. Hearn Jr.
AFFIANT

Subscribed and sworn to me, this the 29TH day of AUGUST, 1991.

Denise C. Allen
Notary Public
My commission expires: 5-14-93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, BEVERLY JAKES STEVENS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES W. HEARN ET UX, ELENA G. HEARN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3622-A BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

BOBBY W. STEVENS, husband of BEVERLY JAKES STEVENS, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 29TH day of AUGUST, 1991.

Beverly Jakes Stevens
BEVERLY JAKES STEVENS

Bobby W. Stevens
BOBBY W. STEVENS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY JAKES STEVENS ET VIR, BOBBY W. STEVENS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29TH day of AUGUST, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92.

4421 SEP 4 10 58 AM '91
MAIL ENV.

EXHIBIT 'A'

Being Lot No. 2 on the Plan of the Resubdivision of Riverwood Subdivision, of record in Plat Book 7900, page 285, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being a portion of the same property conveyed to Beverly Jakes Stevens by Executor's Deed from Third National Bank in Nashville, Executor of the Estate of Robert Jakes, deceased, of record in Book 7999, page 913, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plat of record in Book 7900, page 285, Register's Office for Davidson County, Tennessee.

3. 20-foot Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4100, page 275, said Register's Office, which extends along the easterly portion of said lot.

4. Agreement between Commerce Union Bank, Trustee, and W.E. Park, wherein Commerce Union Bank conveyed to W.E. Park, his heirs and assigns forever, the right to take and use water from a spring located on Lot No. 27 of the original Riverwood Subdivision, including the right to lay and maintain a pipe or pipes from the spring to his property, of record in Book 724, page 313, said Register's Office.

5. Declaration, Dedication and Grant of Private Ingress-Egress Easement, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

7679 08/04 0101 03CHECK 287.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 65

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 74900.00
				CON TX 277.13
				PRFEE 1.00
				WDEED 9.00
				TOTAL 287.13
				CHECK 287.13
09/04/91	01			11:00 0001 7679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44216

SEP 4 10 58 AM '91

No. 455970