STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO. | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen J. Karponai (NAME) | COLLATERAL MORTGAGE, LTD. (NAME) | MAP 61-15 |
| 3812 Baxter Avenue (ADDRESS) | 1900 Crestwood Boulevard (ADDRESS) | PARCEL 302 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35283-0180 (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, Julia Alice Duncan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen J. Karponai, a married person

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 the north half of Lot No. 34 on the Map of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 34 fronts 50 feet on the easterly side of Baxter Avenue and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to Julia Alice Duncan, by deed from Nina E. Allen, of record in Book 4946, Page 306, Register's Office for Davidson County, Tennessee.

41002

IDENTIFICATION REFERENCE

AUG 31 12 14 PM '92

...Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( X ) property, known as 3812 Baxter Avenue, Nashville, TN 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 my hand this 26th day of August, 19 92

Julia Alice Duncan

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 Julia Alice Duncan

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of August, 19 92.

Commission expires 1-23-94

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_____.

My commission expires _____

Notary Public



WARRANTY DEED

FROM

Julia Alice Duncan

TO

Stephen J. Karponai

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

408 8/31 0101 03CHECK 171.43

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8714 PAGE 979

| | | |
|---|---|---|
| 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 | 43900.00 |
| | | | CON TX | 162.43 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 171.43 |
| | | | CHECK | 171.43 |

08/31/92 01 12:15 0001 5408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41002

IDENTIFICATION REFERENCE

AUG 31 12 14 PM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 565126