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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy J. Miller (NAME) | Century Mortgage Corporation (NAME) | MAP 91-15 |
| 5006 Dakota Avenue (ADDRESS) | Two International Drive, Suite (ADDRESS) | PARCEL 238 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 25W01165 |

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, Sonia A. Sebert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Miller and wife, Eileen H. Miller

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 part of the South part of Block 17 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north margin of Dakota Avenue, 110 feet east of the easterly margin of 51st Avenue, North; 150 feet to a point in the north margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 1590 feet to the north margin of Dakota Avenue; thence westerly with the margin of the same, 50 feet to the beginning.

BEING the same property conveyed to Sonia A. Sebert by deed from Carol L. Baldwin Guth, and husband, David Guth, of record in Book 5825, Page 614, Register's Office for said County.

49992

IDENTIFICATION REFERENCE

94 MAY 13 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3967 05/13 0101 03CHECK 230.63

This is improved ( X ) property, known as 5006 Dakota Avenue, Nashville, TN 37209 unimproved ( )
(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 4th day of May, 19 94

Sonia A. Sebert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonia A. Sebert, unmarried

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 Nashville, Tennessee, this 4th day of May

Commission expires May 24, 1997

Notary Public

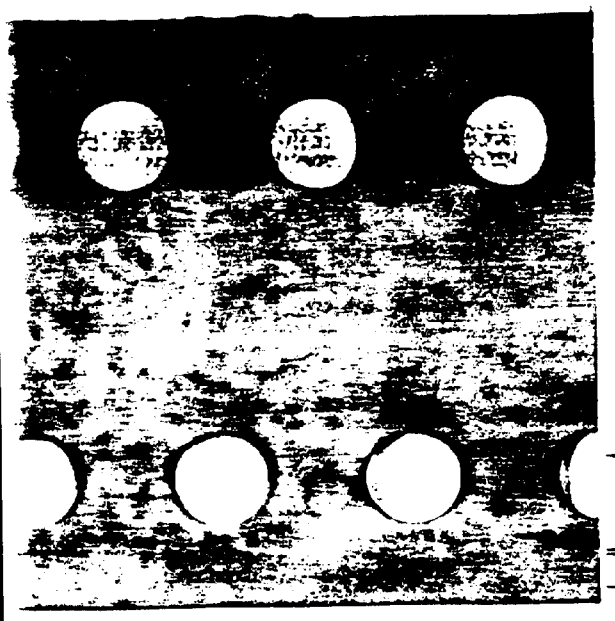
STATE OF TENNESSEE
COUNTY OF

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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

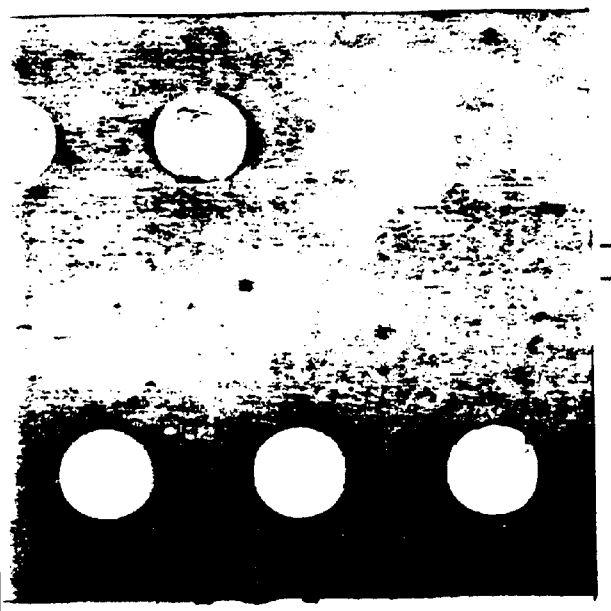
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 59900.00
CON TX 221.63
PRFEE 1.00
MDEED 8.00
TOTAL 230.63
CHECK 230.63

05/13/94 01 14:59 0001 5967



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

49992
IDENTIF. & REFERENCE

94 MAY 13 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 790999