WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
BOOK 9760 PG 59

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSE REX STEMM (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	103-3-53
217 53RD AVENUE NORTH (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	25W-09825
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35210 (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, WAYNE L. MILLER AND WIFE, JUDY A. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE REX STEMM AND WIFE, ROBYN LOUISE STEMM

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. 3, on the Map of the resubdivision of Lot Nos. 1 to 4 inclusive of the subdivision of Lot Nos. 21 and 22 of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 1130, page 51, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the westerly side of 53rd Avenue North and runs back 142.2 feet on the northerly line and 141 feet on the southerly line to the easterly right-of-way of the N.C. and St. L. R. R. measuring 60.2 feet thereon.

BEING the same property conveyed to Wayne L. Miller and wife, Judy A. Miller, by deed from Tavner R. Vantrease and wife, Connie D. Vantrease, of record in Book 7952, page 843, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7040, page 472, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee(s).

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 217 53RD AVENUE NORTH, NASHVILLE, TN 37209
(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 4th day of August 19 95

WAYNE L. MILLER

JUDY A. MILLER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

BOOK 9760 PG 60

State of CALIFORNIA

County of SACRAMENTO

On 8-4-95 (Date) before me, MARGARET A CANUEL, (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared WAYNE L MILLER JUDY A MILLER, (Name(s) of Signer(s))

☐ personally known to me – **OR** – ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

MARGARET A. CANUEL
COMM. #1035551
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires AUG. 10, 1998

Margaret A Canuel
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: AUGUST 1995 Number of Pages: 2

Signer(s) Other Than Named Above: NO OTHER SIGNERS

Capacity(ies) Claimed by Signer(s)

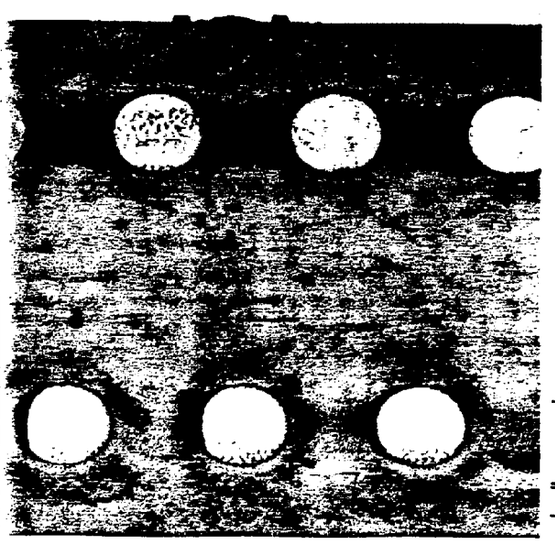
Signer's Name:	Signer's Name:
☐ Individual	☐ Individual
☐ Corporate Officer Title(s):	☐ Corporate Officer Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER Top of thumb here	RIGHT THUMBPRINT OF SIGNER Top of thumb here

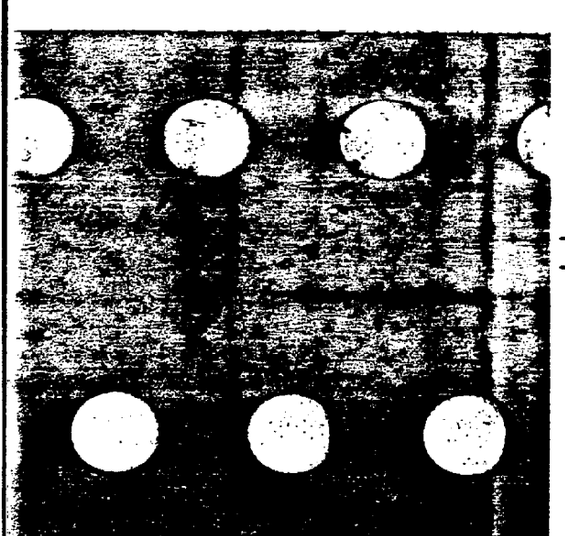
95 AUG 11 AM 10:46
DAVIDSON COUNTY, TN.
11/11 0101 03CHECK

IDENTIF. REFERENCE
00088601

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Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827





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

RECEIVED OF _____

FOR _____

BOOK 9760 PG 61

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	70000.00
CON TX	259.00
PRFEE	1.00
MDEED	8.00
TOTAL	268.00
CHECK	268.00

08/11/95 01 10:48 0001 1515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088601
IDENTIF. ↑ REFERENCE

95 AUG 11 AM 10:46

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

No. 940513