BOOK 9898 PG 160

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Clair Petre Ivanov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95.

Notary Public

MY COMMISSION EXPIRES: 4/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clair Petre Ivanov (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	Map 51-7
1211 Acre Trail (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	Parcel 64
Madison, TN 37115 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 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, HEIRS OF MARY W. PETRE, being William T. Petre, Sarah Ruth Mullins, Mary Kathryn Mulloy, Timothy E. Petre, Joanna Petre Meyers, James Kelly Petre, Jr., and Robert P. Petre HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clair Petre Ivanov, Unmarried

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. 45 on the Map of Oakland Acres, Section IV, of record in Book 2133, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James Kelly Petre and wife, Mary W. Petre, by deed of record in Book 2483, page 35, Register's Office for Davidson County, Tennessee; the said James Kelly Petre having predeceased Mary W. Petre, property then vested in Mary W. Petre; the said Mary W. Petre having since died, pursuant to her Last Will & Testament of record in the Probate Court for Davidson County, Tennessee, property now vests in her children, William T. Petre, Sarah Ruth Mullins, Mary Kathryn Mulloy, Timothy E. Petre, Robert P. Petre, Joanna Petre Meyers, James Kelly Petre, Jr., and Clair Petre Ivanov.

Robert P. Petre executes this instrument as Attorney-In-Fact for William T. Petre, Sarah Ruth Mullins, Mary Kathryn Mulloy, Timothy E. Petre, Joanna Petre Meyers, and James Kelly Petre, Jr. pursuant to Limited Powers of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1211 Acre Trail, Madison, TN 37115
(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 15th day of December 19 95

William T. Petre by Robert P. Petre — William T. Petre by Robert P. Petre, AIF
Sarah Ruth Mullins by Robert P. Petre — Sarah Ruth Mullins by Robert P. Petre, AIF
Mary Kathryn Mulloy by Robert P. Petre — Mary Kathryn Mulloy by Robert P. Petre, AIF
Timothy E. Petre by Robert P. Petre — Timothy E. Petre by Robert P. Petre, AIF
Joanna Petre Meyers by Robert P. Petre — Joanna Petre Meyers by Robert P. Petre, AIF
James Kelly Petre, Jr. by Robert P. Petre — James Kelly Petre, Jr. by Robert P. Petre, AIF
Robert P. Petre

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

ROBERT P. PETRE

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of December, 1995.

Commission expires 11/20/96

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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

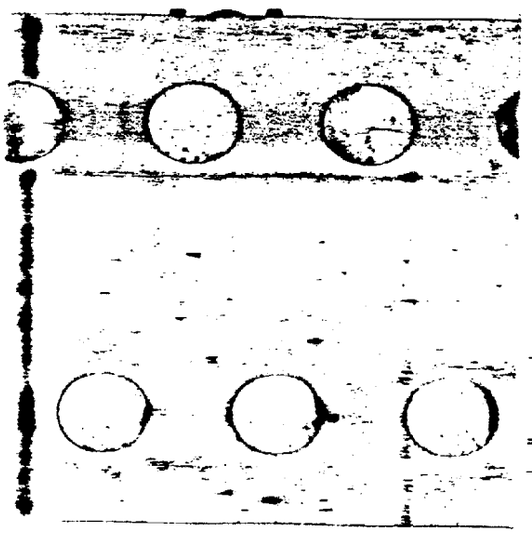
Personally appeared before me, ROBERT P. PETRE, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for William T. Petre, Sarah Ruth Mullins, Mary Kathryn Mulloy, Timothy E. Petre, Joanna Petre Meyers, and James Kelly Petre, Jr. and is authorized by William T. Petre, Sarah Ruth Mullins, Mary Kathryn Mulloy, Timothy E. Petre, Joanna Petre Meyers, and James Kelly Petre, Jr. to execute this instrument on their behalf.

Witness my hand and official seal this ~~15th~~ day of December, 1995.

NOTARY PUBLIC

My commission expires: 11/20/96

0134918
IDENTIF. → REFERENCE
95 DEC 27 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
371.50 95/12/27 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9898 PG 162

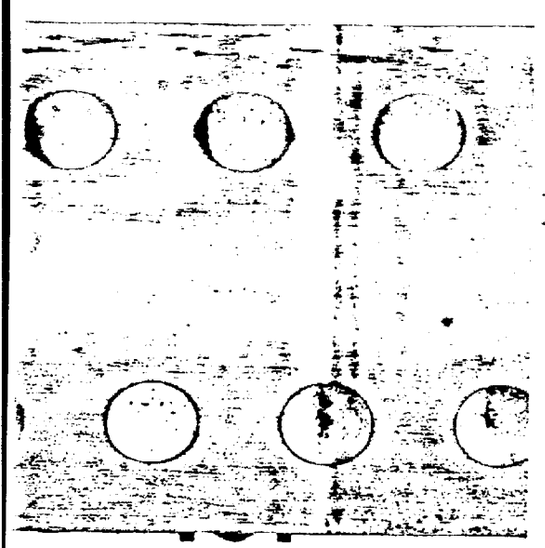
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONSIDERATION	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
TOTAL	371.60
CHECK	371.60

12/27/95 01 09:01 0001 1417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0134918

IDENTIF. ↑ REFERENCE

95 DEC 27 AM 8:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 989816