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This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11238 PAGE 212

ADDRESS NEW OWNER:
Russell Miller
4112 Colorado Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
ChurchHill Mortgage Corporation
761 OLD Hickory Blvd. Suite 301
Brentwood TN. 37027

MAP **103-4**
GROUP
PARCEL **411.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Evelyn H. Tate, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Russell Miller and Colleen Nichols, both single persons**, 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. 44 and the westerly 10 feet of Lot No. 45 on the Plan of West End Annex, of record in Book 332, page 61, said Register's Office.

Being the same property conveyed to Louie B. Tate* and wife, Evelyn H. Tate, by deed from Nellie Allen (now Davenport) of record in Book 4351, page 611, Register's Office for Davidson County, Tennessee.

The said Louie B. Tate is deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 4112 Colorado Avenue, Nashville, Tennessee 37209.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 16th day of November, 1998.

Evelyn H Tate

Evelyn H. Tate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Evelyn H. Tate, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $132,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of November, 1998.

~~Rebecca T. Garland~~ CINDY FREDRICKSON
NOTARY PUBLIC

My Commission Expires: ~~3/24/2001~~ 9-28-2002

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

6055 12/04 0101 03CHECK 499.40

1.1 NET ENV.

98 DEC -4 PM 3:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0521093
IDENTIF. + REFERENCE

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 499.40
CHECK 499.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/98 01 15:20 0001 6055

0521093
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 3:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381061