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

Box 60

ADDRESS NEW OWNER:
Emory E. Miner & Emily S. Miner
312 Eulala Court
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Columbia National, Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP **162-5**
GROUP
PARCEL **268**

WARRANTY DEED

BOOK 11358 PG. 863

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, **Sally W. Elpers, married (formerly Sally Wilkerson Colley)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Emory E. Miner and wife, Emily S. Miner**, 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. 145 on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4460, page 86, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sally Wilkerson Colley by Qiutclaim Deed from Virgil Edward Colley of record in Book 6240, page 304, Register's Office for Davidson County, Tennessee; said property having been firther conveyed to Virgil Edward Colley and wife, Sally Wilkerson Colley by deed from Charles E. Harris and wife, Lucinda W. Harris, of record in Book 5831, page 134, said Register's Office.

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 312 Eulala Court, Nashville, Tennessee 37211.

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.

Marvin P. Elpers, spouse of Sally W. Elpers, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

05539871
IDENTIF. & REFERENCE
99FEB26 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 23rd day of February, 1999.

BOOK 11358 PG. 864

Sally W. Elpers

Sally W. Elpers

Marvin P Elpers

Marvin P. Elpers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal this 23rd day of February, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $117,400.00.

Emory E Mims

AFFIANT

Subscribed and sworn to before me on this 23rd day of February, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

1133 02/26 0101 03CHECK 445.38

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11358 PG. 865

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0553987

IDENTIF. & REFERENCE

99 FEB 26 PM 4:03

REGISTER
DAVIDSON COUNTY, TN.

CAMT
117400.00
CON TX 434.38
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 445.38
CHECK 445.38

02/26/99 03 16:05 0001 1133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430332