THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5055 PAGE 538

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-234	Stephen Dale Collins, etux	First American National Bank P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 31225
25W-00720	5003 Nevada Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

06-9[illegible] CONV 17,500.00
06-9[illegible] S'TAX B* 45.50
06-9[illegible] PRFEE B* .50
06-9[illegible] W'DEED B* 4.00 * 50.00

MARY NICHOLSON PEARCE and MARGARET NICHOLSON KELLEY, Heirs at Law of Ruby J. Nicholson, deceased,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHEN DALE COLLINS AND WIFE, SANDRA J. COLLINS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Block No. 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 17 fronts 50 feet on the southerly side of Nevada formerly Third Avenue, and runs back between parallel lines, parallel with, and 60 feet west of the westerly margin of 50th Avenue North, formerly Ninth Street, 150 feet to an alley.

Being the same property vested in Mary Nicholson Pearce and Margaret Nicholson Kelley, heirs-at-law of Ruby J. Nicholson, deceased, under the will of Ruby J. Nicholson, deceased, of record in Will Book 117, page 195, dated June 21, 1971, probated June 2, 1976.

This conveyance is made subject to restrictions, easements, and setback lines of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1976 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of August, 1976.

Mary Nicholson Pearce
MARY NICHOLSON PEARCE

Margaret Nicholson Kelley
MARGARET NICHOLSON KELLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Nicholson Pearce and Margaret Nicholson Kelley,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of August, 19 76.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 76

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

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IDENTIF. REFERENCE

AUG 9 3 31 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:jpr

FROM
MARY NICHOLSON PEARCE AND
MARGARET NICHOLSON KELLEY

TO
STEPHEN DALE COLLINS AND WIFE,
SANDRA J. COLLINS

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public