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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,836.00

Russell H. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: April 14, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTY., 1406 Nashville Trust Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy Waynick (NAME)	Russell H. Collins (NAME)	Map No. 83-7
New Hope Road, Box 148 Route #1 (STREET ADDRESS OR ROUTE NUMBER)	2031 Benjamin Street (STREET ADDRESS)	Parcel No. 5
Bon Aqua, Tennessee 37025 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Orig. No. 15990-27W

FOR AND IN 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, Russell H. Collins and wife, Mary Ruth Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy Waynick

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:

Being Lot No. 48 on the plat of the Pontotoc Subdivision, as of record in Book 547, Page 113, Register's Office for said County.

Said Lot No. 48 fronts 55 feet on the northerly side of Benjamin, formerly Locke, Street and runs back between parallel lines 156 feet to a dead line.

Being the same property conveyed to Russell H. Collins and wife, Mary Ruth Collins, by Warranty Deed from Lillian Lankford Sheegog of record in Book 4000, Page 151, Register's Office for Davidson County, Tennessee.

The above-described property is being conveyed subject to the following:

1. Easement for sanitary sewer granted the City of Nashville by Everett Carney, of record in Book 1280, Page 173, Register's Office for Davidson County, Tennessee.
2. The survey by W. W. Turner Company, dated March 7, 1951, shows a driveway along the westerly line of premises running from Benjamin Avenue partly located on the premises and the adjoining property to the west. All liability under this guaranty is excepted as to rights of parties to this driveway.
3. The Grantors herein retain a life estate in said property, with full right to occupy, use, rent, or otherwise keep so long as either of them may live.

This is unimproved ( ) improved (XX) property, known as 2031 Benjamin Avenue, Nashville, Tennessee 37206
(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 hands this 10th day of December, 1976

Russell H Collins

Mary Ruth Collins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me Lucien Dale, a Notary Public in and for said County and State, the within named Russell H. Collins and wife, Mary Ruth Collins,

the bargainors, 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 10th day of December 19 76

Commission expires Apr 14, 1979 Lucien Dale
Notary Public

LUCIEN DALE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
RUSSELL H. COLLINS AND WIFE,
MARY RUTH COLLINS

TO
PATSY WAYNICK (SUBJECT TO A LIFE ESTATE)

D 85092

INITIAL REFERENCE

JAN 13 11 44 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 13 77	CONV	*8,836.00			
JAN 13 77	S TAX		B*	22.88	
JAN 13 77	PR FEE		B*	.50	
JAN 13 77	W DEED		B*	4.00	* 27.38

EXEMPTED FROM FEES