This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5330 PAGE 486

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Collins et ux	SAME	Map 8
(NAME)	(NAME)	
8299 Ellis Drive		Parcel 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James W. Collins and wife, Nellie L. Collins and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, John Newland, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Collins and wife, Nellie L. Collins, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point on the easterly margin of the Nashville and Springfield Pike at the northwest corner of the property conveyed to Jerry D. Biggs and wife, of record in Book 4018, page 677, Register's Office for Davidson County, Tennessee, thence with said Biggs northern boundary line easterly 746 feet to a point; thence southerly with the east boundary line of the Biggs and Capps property 440 feet more or less to the southeast corner of the Capps property; thence easterly ____ feet to the southwest corner of the property conveyed to Billy C. Newland and wife, of record in Book 4195, page 42, said Register's Office; thence northerly 498 feet to the southerly margin of Ellis Road; thence with the margin of said road westerly 1003 feet more or less to the easterly margin of the Nashville and Springfield Pike; thence with the same southerly 175 feet more or less to the beginning.

Being shown as Parcel 45 on tax map 8, Tax Assessors office and containing 6.1 acres, more or less.

Being part of the property conveyed to John Newland by deed from Annie Newland Armstrong and husband, et al, of record in Book 2043, page 179, Register's Office for said County. An easement for a water line to the Billy Newland property is reserved over the property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 25th day of August 1978

Affiant James W. Collins

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Morris

This is improved (X) unimproved ( ) property, known as ____ (House Number) ____ (Street) ____ P. O. Address: ____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James W. Collins and wife, Nellie L. Collins, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Collins and wife, Nellie L. Collins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Newland
John Newland

BOOK 5330 PAGE 487

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John Newland, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tenn. *this* 25th *day of* August, *19*78

Doris E Moran
Notary Public

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

AUG 28 78	CONV	20,000.00			
AUG 28 78 S'TAX			B*	52.00	
AUG 28 78 PR'FEE			B*	.50	
AUG 28 78	W'DEED		B*	4.00	* 56.50

CHICAGO TITLE INS. CO.
AMERICAN ... NASH. TENN. 37201
2 3573 S

WARRANTY DEED

FROM John Newland

TO James W. Collins et ux

E 85345

IDENTIF. REFERENCE

AUG 28 12 22 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238