401 02/18 92.82- CHECK

BOOK 5711 PAGE 763

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,247.39

E. S. Williamson III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF FEBRUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-7-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| E. S. WILLIAMSON, III (NAME) | NEW YORK GUARDIAN MORTGAGE CORP. (NAME) | MAP 119-06 |
| 2701 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 775 (STREET ADDRESS) | PARCEL 254 |
| Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP) | Hempstead, New York 11550 (CITY) (STATE) (ZIP) | 6DA-34024 |

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, MARSHALL WAYNE COLLINS and wife, MARY WILLENE COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. S. WILLIAMSON, III

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. 25 of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County, to which plan reference is herein made for a more complete and accurate legal description.

BEING the same property conveyed to Marshall Wayne Collins and wife, Mary Willene Collins by deed from Jerry Ray Newman and wife, Leigh Ann Newman of record in Book 5514, page 847, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Federated Financial Mortgage Corporation, of record in Book 5331, page 38, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan has since been transferred to New York Guardian Mortgage Corporation.

This is unimproved ( ) improved (XX) property, known as 2701 Hartford Drive, Nashville, Tennessee 37211
(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 13th day of February, 19 81

Marshall Wayne Collins
MARSHALL WAYNE COLLINS

Mary Willene Collins
MARY WILLENE COLLINS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHALL WAYNE COLLINS, et ux MARY WILLENE COLLINS

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 13th day of February 19 81.

Commission expires 4-17-83

Notary Public

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
MARSHALL WAYNE COLLINS, et ux

MARY WILLENE COLLINS

TO
E. S. WILLIAMSON, III

PLEASE FILE BOX "7"

G. 29732

IDENTIF. REFERENCE

FEB 18 11 22 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5711 PAGE 765

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

33247.39- CO
86.32 CO TX
.50 PRFEE
6.00 WDEED
CHECK 92.82-
0401A02/18/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 29732

IDENTIF. REFERENCE

FEB 18 11 22 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807273