#3850 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICKY ALAN MCBROOM (NAME)	New Owner (NAME)	Map 53-2
108 Hurst Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 74
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 4D-47015

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, DANIEL J. COLLINS and wife, MARYJANE WILLIAMS COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY ALAN MCBROOM and wife, TINA B. MCBROOM

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 20 on the Plan of Fairway View Subdivision, Section 1, as of record in Plat Book 2900, page 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel J. Collins and wife, Maryjane Williams Collins by deed from Joe M. Lee and wife, Joyce R. Lee of record in Book 5693, page 232, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 2900, page 41, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 19, 1980, in the original principal sum of $51.900.00, payable to Joe M. Lee and wife, Joyce R. Lee in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5693, page 235 said Register's Office.

This is improved (XX) unimproved ( ) property, known as 108 Hurst Drive, Old Hickory, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of May, 1985

Daniel J. Collins, by Mill A Jones — Maryjane Williams Collins

DANIEL J. COLLINS — MARYJANE WILLIAMS COLLINS

5/9/85

3442

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARYJANE WILLIAMS COLLINS the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of May, 19 85.

My commission expires 4-19-87 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 23rd day of May, 1985, before me personally appeared NELL H. JONES, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of DANIEL J. COLLINS, and acknowledged that she executed same as the free act and deed of the said DANIEL J. COLLINS.

Witness my hand and seal, at office in Madison, Tennessee, this 23rd day of May, 1985.

Notary Public

My commission expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,929.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 85.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

J 0 8 3 6 7

WARRANTY DEED

FROM DANIEL J. COLLINS and wife, MARYJANE WILLIAMS COLLINS

TO RICKY ALAN MCBROOM and wife, TINA B. MCBROOM

IDENTIF. REFERENCE

MAY 29 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

61929.20- CAPT.
160.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.44-
2442A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 8367

T.
IDENTIF. REFERENCE

MAY 29 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139019