THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY AT LAW,
4207 Lebanon Rd., Suite 200, Hermitage, TN 37076 (883-4998)

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| John B. Collins, Jr. and wife, | Metropolitan Federal Savings and | 075-13-0 |
| (NAME) Nancy L. Collins | (NAME) Loan Assoc. | |
| 304 Bonnaridge Drive | 234 - 4th Avenue, North | 138.00 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37219 | 04D 31768 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 5513 PAGE 902

For and in consideration of the sum of TEN & NO/100 ($10.00) ---------- DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Elam J. Newport and wife, Marion A. Newport, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said John B. Collins, Jr. and wife, Nancy L. Collins,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 42, Hermitage Hills Subdivision, of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, described as follows:

LOT NO. 42 fronts 80.0 feet on the southwesterly side of Bonnaridge Drive and extends back between lines measuring 151.7 feet on the southeasterly side and 149.7 feet on the northwesterly side to a dead line in the rear on which it measures 90.0 feet.

BEING the same property conveyed to Elam J. Newport and wife, Marion A. Newport, by Warranty Deed from H. Philip Sadler, Trustee, dated February 13, 1967, of record in Book 4106, Page 149, Register's Office for Davidson County, Tennessee.

2.5.2.4.6

IDENTIFICATION REFERENCE

AUG 1 2 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 304 Bonnaridge Drive (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 31st day of July, 19 85.

Elam J. Newport
ELAM J. NEWPORT

Marion A. Newport
MARION A. NEWPORT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6619 PAGE 303

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elam J. Newport and wife, Marion A. Newport,

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 85.

My commission expires 7-27-86 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Marion A. Newport
AFFIANT

Sworn to and subscribed before me this 31st day of July, 19 85.

My commission expires 7-27-86 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, 4207 LEBANON ROAD, SUITE 200, HERMITAGE, TENNESSEE, 37076
Name Address

WARRANTY DEED

FROM

ELAM J. NEWPORT and wife,
MARION A. NEWPORT

TO

JOHN B. COLLINS, JR. and wife,
NANCY L. COLLINS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6619 PAGE 904

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 55000.00- CONT. | |
| | | | 143.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 149.50- |
| | | | 3374A08/01/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25246

IDENTIFICATION REFERENCE

AUG 1 2 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159439