FILE BOX 8/jcb

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
500 Church Street
Nashville, Tennessee 37219

BOOK S510 PAGE 318

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Michael E. Collins 26 Foxhall Close Nashville, Tennessee 37215	Commerce Union Bank 1 Commerce Place, Real Est. Div. Nashville, TN 37239	117-9-A-26

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Nine Thousand Five Hundred Dollars ($249,500.00) Gail O. Neuman, being one and the same person as Gail A. Kreusch (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto Michael E. Collins and wife, Marva K. Collins (hereinafter referred to as "GRANTEE"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 26 on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46 as amended in Book 5005, page 136 and Book 5441, page 646, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gail A. Kreusch by deed from THW Corporation of record in Book 5852, Page 934, Register's Office for said County.
>
> Stephen L. Neuman, husband of Gail O. Neuman, joins in this conveyance to convey all of his right, title and interest in said property by reason of his marital status.

This is improved property known as 26 Foxhall Close, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for (1) 1986 taxes, a lien not yet due and payable which have been prorated and assumed by Buyer; (2) Easement of record in Book 3401, page 545; (3) Easement of record in Book 3947, page 20; (4) Right of access of record in Book 4844, page 826; (5) Conveyance of a waterline of record in Book 5016, page 577; (6) Restrictions of record in Book 4954, page 586, as amended in Book 5832, page 378; and (7) All matters appearing on the Plan of record in Book 4860, page 46 as amended in Book 5005, page 136 and Book 5441, page 646, said Register's Office. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate

to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of March, 1986.

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Gail O. Neuman, being one and the same person as Gail A. Kreusch

Stephen L. Neuman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gail O. Neuman and husband, Stephen L. Neuman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 17th day of March, 1986.

Notary Public

My commission expires:
6/21/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $249,500.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this, the 17th day of March, 1986.

Notary Public

My commission expires:
6/21/88

8510 IDENTIF. REFERENCE
MAR 21 2 00 PM 86
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5810 PAGE 320

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

249500.00- CONT.
648.70 CSTAX
.50 PRFEE
6.00 WDED
CHECK 655.20-
549 03/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85100

IDENTIFICATION REFERENCE

MAR 21 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229750