Send tax bills to:

Eugene T. Collins
Morgan Bend Rd.
Franklin, Tn 37064

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
106 Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Map: 36, Group: _____, Parcel: 44

BOOK 6363 PAGE 282

WARRANTY DEED

THIS INDENTURE made and entered into on this the 16th day of May, 1986, by and between JOHNNIE O. WITHERS, SR., a single person, hereinafter referred to as the GRANTORS, and EUGENE T. COLLINS, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of the Subdivision of land of W. W. Wright, deceased, as record in Minute Book "X", Page 449, County Court for said County, described as follows:

Beginning at a stake and Elm pointer, the northeast corner of Lot No. 5 on said Plan in the south line of what was formerly Benson's land; thence south 87 3/4° east 137.3 poles to a stone in the center of a road; thence with the center of said road south 25° west 5 poles to a stone, south 1 3/4° west 14.4 poles to a stone, the northeast corner of the old Lucy Ann Baker tract of land; thence with the north line of said Baker tract north 88 1/2° west 30 poles to a red oak stump; south 64 1/2° west 25.8 poles to a forked white oak; south 68 3/4° west 71 1/2 poles to a white oak, the northwest corner of said Baker tract and a corner of said Lot No 5; thence with the line of Lot No. 5 west 14.6 poles to a stone, another corner of said Lot No. 5; thence with the east line of said Lot No. 5 north 60.2 poles to the beginning, containing 30.8 acres, more or less.

Being the same property described in deed creating tenancy by the entirety between Johnnie O. Withers, Sr. and wife, Inez Hager Withers of record in Book 3220, Page 135, Register's Office for Davidson County, Tennessee. The said Inez Hager Withers died November 22, 1976 (See File #70871, Probate Court Clerk's Office

for Davidson County, Tennessee). The said property was devised to Inez Hager Withers under the Will of her mother, Missouri Hager, of record in Will Book 72, Page 291, Probate Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Johnnie O. Withers Sr.
JOHNNIE O. WITHERS, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, JOHNNIE O. WITHERS, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 16th day of May, 1986.

Dennis Carver
Notary Public

My Commission Expires: 7-26-87

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 176,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michelle Ferrell
Affiant

Subscribed and sworn to before me this the 16th day of May, 1986.

Denise Carver
Notary Public

My Commission Expires: 7-26-87

BOOK 6863 PAGE 294

02853

IDENTIFICATION REFERENCE

MAY 21 9 21 AM '86

FELIX Z. WILSON CLERK AND MASTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 295

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

17600.00- CAMT.
467.60 CSTAX
.50 PRFEE
0.00 MDEED
CHECK 467.10-
0490A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02853

IDENTIFICATION REFERENCE

MAY 21 9 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250257