PREPARED BY: W. ALLEN BROUGHTON, Atty.,
P. O. Box 84
Brentwood, Tennessee 37027

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $ 18,500.

Affiant

Subscribed and sworn to before me this 12 day of August, 198 6.

NOTARY PUBLIC

My Commission Expires 1-9-89

ADDRESS NEW OWNER:

William R. Collins, Sr., Et Ux
410 25th Ave North
Suite 1220
Nashville, TN 37203

SEND TAX BILLS:

Same

MAP: 118-4-328
PARCEL: 6DA25915

WARRANTY DEED

In consideration of $10.00 and other good and valuable consideration, JOHN SNEED JONES JR., and wife, BRENDA H. JONES, Grantors, do convey all of their right, title and interest to the hereinafter described property to WILLIAM R. COLLINS, SR. and WILLIAM R. COLLINS, JR., Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of the Subdivision of Lot "A" in Grandview Heights as of record in Book 161, Page 169, Register's Office for said County.

Said Lot No. 431 fronts 50 feet on the westerly side of Grandview, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Sneed Jones, Jr. and H. G. Little, Jr. by deed from Ira B. Phelps and wife, Edwina F. Phelps, of record in Book 4991, page 627, said Register's Office. By instrument of record in Book 5306, page 107, H. G. Little, Jr., conveyed his 1/2 undivided interest to John Sneed Jones, Jr.

Included in the above description but EXCLUDED from this conveyance is that part of Lot No. 431 conveyed to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4414, page 112, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 28186

AUG 86 FILED AND RECORDED REGISTER DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said, WILLIAM R. COLLINS, SR. and WILLIAM R. COLLINS, JR., 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 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.

John Sneed Jones Jr.
JOHN SNEED JONES, JR.

Brenda H. Jones
BRENDA H. JONES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, JOHN SNEED JONES JR., and wife, BRENDA H. JONES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the hereinabove instrument for the purposes therein stated. Witness my hand, at office, this 15th day of April, 1996.

Willie D. Knight
NOTARY PUBLIC

My Commission Expires:
1-9-99

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28186

IDENTIFICATION REFERENCE

Aug 5 8 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279313