ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Leo Collins et ux	"owner"	147-10-64
(NAME)	(NAME)	Field Book:
5012 W. Durrett Drive		6DU-42315
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of fifty-two thousand two hundred fifty and no/100-- ---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WE, William W. Watkins and wife, Martha L. Watkins, the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Leo Collins and wife, Rathanell N. Collins

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

Being Lot No. 309 on the Plat of Caldwell Country Estates, Section 5, of record in Plat Book 3300, page 16, said Register's Office, to which reference is made for a more complete and accurate description of said Lot.

Being all the same property conveyed to William W. Watkins and wife, Martha L. Watkins by deed from Robert D. Burke and wife, Joyce A. Burke of record in Book 4094, page 663, said Register's Office.

This conveyance is subject to restrictions filed for record in Book 3279, page 556, and to the Plan of record at Book 330, page 16, said Register's Office.

RECEIVED
DEC 18 12 44 PM '86
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

74398

This is improved (XX) unimproved ( ) property, known as 5012 W. Durrett Drive (House Number) (Street)
Nashville, TN 37211 (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 16th day of December, 19 86.

William W. Watkins

Martha L. Watkins

BOOK 7073 PAGE 715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named William W. Watkins and Martha L. Watkins

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, this 16th day of December, 1986.

My commission expires 4-17-88 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 $ 52,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Leo Collins

Sworn to and subscribed before me
this 16th day of December, 19 86

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

from information furnished by the parties and not from an independent title examination and said lawyer makes no representations or statements regarding the condition or status of said title to the described property herein.

WARRANTY DEED

FROM

William W. Watkins and wife,

Martha L. Watkins

TO

Leo Collins and wife,

Rathanell N. 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 7073 PAGE 716

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

52.50 MTG
148.50 DSTAX
.50
6.00
CK # 158.00
07248127 12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 8

7 4

IDENTIFICATION

DEC 18 12 44 PM '86

REFERENCE

No. 24466