BOOK 8193 PAGE 548

WARRANTY DEED

FROM: NANCY J. COLLINS d/b/a N. J. COLLINS CONSTRUCTION COMPANY

TO: GINA LEVINE KOSSER

| Address New Owner As Follows: | Send Tax Bills: | Map-Parcel Nos. |
|---|---|---|
| Gina L. Kosser<br>6613 Autumnwood Drive<br>Nashville, TN 37221 | Same | 9D 80486<br>Map 155-8C<br>Parcel 240 |

Mail

This Instrument Prepared
By: GAY LISA LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Gina L. Kosser
AFFIANT

Sworn to and subscribed before me this 30 day of August, 1990.

Notary Public
My commission expires: 5-8-92

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and no/100 (119,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

I, Nancy J. Collins d/b/a N. J. Collins Construction Company, a sole proprietorship,

have bargained and sold, and by these presents do transfer and convey unto the said Gina Levine Kosser, her heirs and assigns, certain tracts and parcels of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lot No. 240 on the Plan of Poplar Creek Estates, Phase 2, as shown on the Plan of record in Plat Book 6900, page 339, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Nancy J. Collins, d/b/a N. J. Collins Construction Company, by deed from Nashville Properties Partnership, a Florida General Partnership, of record in Book 7922, page 925, Register's Office of Davidson County, Tennessee. James T. Fleeman, being the husband of Nancy J. Collins, joins in this conveyance for the purpose of conveying any and all of his right, title and interest in the herein described real property to the grantee herein.

This is improved property, known as:

6613 Autumnwood Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GINA LEVINE KOSSER, her heirs and assigns, forever.

And I do covenant with the said Gina Levine Kosser that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the grantee herein, the storm water detention agreement of record

in Book 7099, page 299, restrictive covenants of record in Book 6474, page 346, as amended in Book 6486, page 587, and Declaration of Covenants, conditions, and restrictions for Poplar Creek Estates, of record in Book 6662, page 433, Register's Office for Davidson County, Tennessee.

And I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Gina Levine Kosser, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of August, 1990.

Nancy J. Collins

James T. Fleeman

7886 09/11 0101 03CHECK 399.70

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy J. Collins, d/b/a N. J. Collins Construction Company, and James T. Fleeman, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of August, 1990.

NOTARY PUBLIC

Notary Public

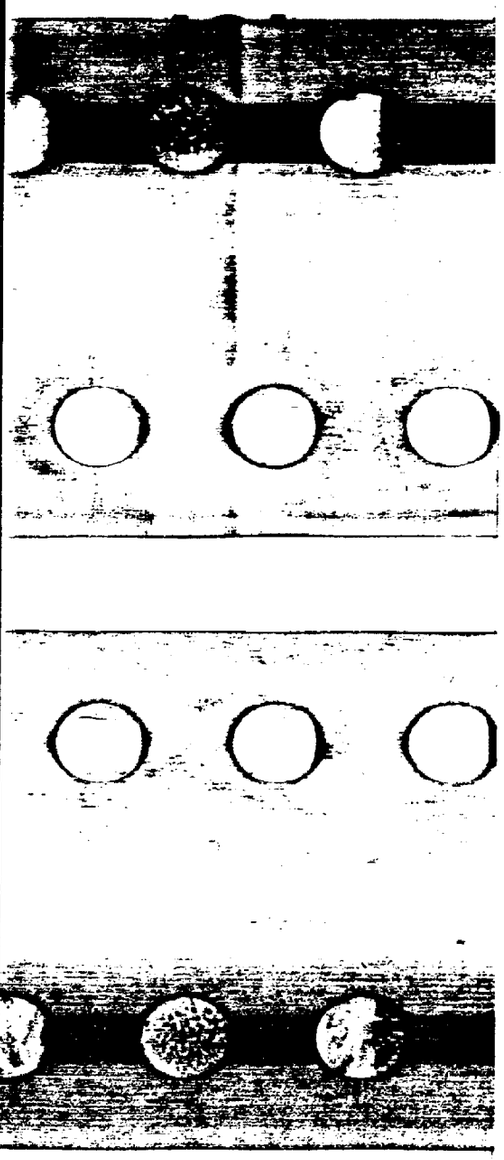
My Commission Expires: 5-20-92

56489

IDENTIFICATION REFERENCE

SEP 11 2 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 119000.00
CON TX 392.70
PRFEE 1.00
WDEED 6.00
TOTAL 399.70
CHECK 399.70

09/11/90 01 14:42 0001 7886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56489

IDENTIFICATION REFERENCE

SEP 11 2 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354550