WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

James E Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 1994.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 7-26-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARED BY: Mr. Harold E. Collins, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP, PARCEL
James E. Cox, Sr. and wife, Stella V. Cox	Same	Map 89
7945 Sawyer Brown Rd.		Parc. 56
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND DOLLARS ($10,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREVA A. COLLINS** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. COX, SR. AND WIFE, STELLA V. COX,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Tract No. 2 of Beautiful View of record in Plat Book 8250, Page 248, R.O.D.C., Tennessee, described as follows:

BEGINNING at an iron pin in the westerly right-of-way of River Road being the southwest corner of Tract No. 1; thence along the right-of-way of River Road South 25 deg. 52 min. 09 sec. west 200.79 feet to an iron pin; thence north 59 deg. 04 min. 39 sec. west 404.73 feet to an iron pin; thence north 33 deg. 10 min. 55 sec. west 534.09 feet to an iron pin being in the westerly line of the Pickney property and the northwest corner of Tract. No. 1; thence south 49 deg. 12 min. 57 sec. east 425.55 feet to an iron pin; thence south 64 deg. 07 min. 51 sec. east 450.00 feet, being the point of beginning containing 2.50 acres more or less according to a survey of Kenneth W. Morton, Tennessee Reg. No. 623 dated 11-15-93.

BEING part of the same property conveyed to Harold E. Collins and Treva A. Collins by deed from Robert W. Hoffman and wife, Donna F. Hoffman of record in Book 4889, Page 776, R.O.D.C., Tennessee and part of the same property conveyed to Treva A. Collins by deed from Harold E. Collins of record in Book 8750, Page 249, R.O.D.C., Tennessee.

Harold E. Collins, husband of Treva A. Collins, joins in this conveyance for the express purpose of conveying any and all right, title and interest he has in and to the above described property by virtue of being married to the said Grantor and by virtue of any of the previous conveyances to him.

The above description is not the same as in the previous deed of record in that the description was derived as hereinabove set forth.

This conveyance is subject to the following restrictions and easements:

1. A 20 foot water and sewer easement granted to the appropriate utility district, said 20 feet adjacent to and running with the right-of-way of River Road.

2. A driveway easement is hereby granted to the owners, their heirs, successors and assigns of Tract No. 1 and Tract No. 2 for the purpose of establishing, building and maintaining a common and joint driveway to be erected upon the land and maintained by the owners, their heirs, successors and assigns. This easement is perpetual and is to be located and erected by the initial owners and shall be changed and terminated only upon written consent of the owners of Tract No. 1 and Tract No. 2 and said consent being recorded in the Register of Deeds Office of Davidson County, Tennessee.

3. Any residence built upon the land shall have a minimum of Sixteen Hundred (1,600.00) square feet of living area.

4. Any residence erected shall have a maximum of two bedrooms until a public sewer system is available.

5. Subject to any and all requirements as set forth in the Plat of Beautiful View of record in Plat Book 8250, Page 248, R.O.D.C., Tennessee.

Unimproved property Trace No. 2, Beautiful View, River Rd., Nashville, TN
(House Number) (Street) (City) (State) (Zip)

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. 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.

Witness my hand this 7th day of February, 1994.

Treva A. Collins
TREVA A. COLLINS - GRANTOR

Harold E. Collins
HAROLD E. COLLINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Treva A. Collins and Harold E. Collins**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1994.

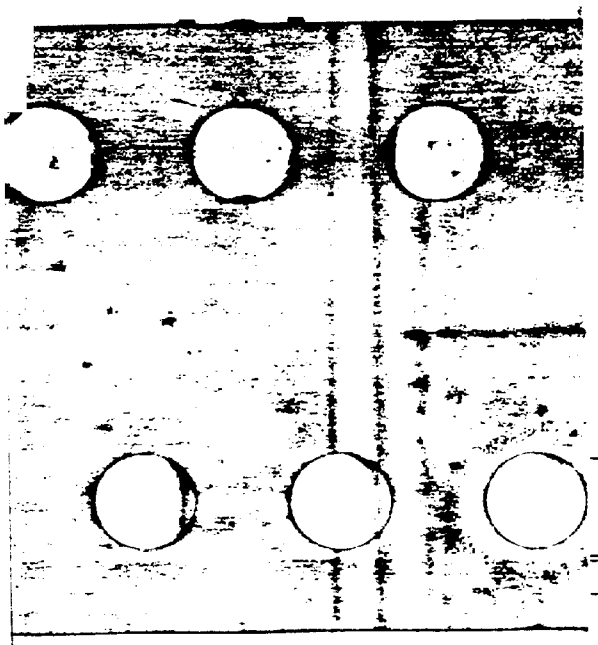
Joyce Jordan
Notary Public:

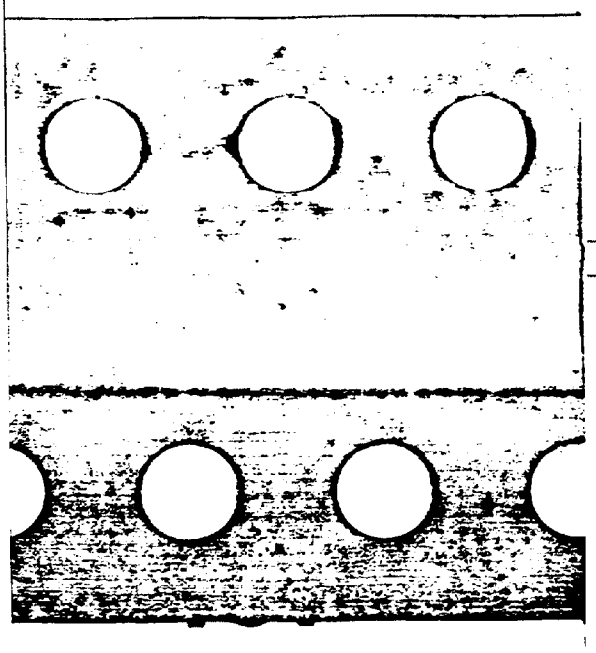
My commission expires: 7-26-97

16649
IDENTIF. ← REFERENCE
94 FEB -9 PM 1:05
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

4333 02/09 0101 03CHECK 46.00

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9246 PAGE 425

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
				CAMT 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
02/09/94	01		13:04 0001	4333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16649
IDENTIF. ↑ REFERENCE

94 FEB -9 PM 1:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 755082