BOOK 9409 PAGE 379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Adam W. Swartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: 7-27-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam W. Swartz	Margaretten and Company, Inc.	MAP 155-8C
(NAME)	(NAME)	
725 Collins Trace Court	One Ronson Road	PAR 189 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Iselin, NJ 08830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David W. Collins and wife, Donna L. Hinch Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam W. Swartz and Kelly S. Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, pages 339 - 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Collins and wife, Donna L. Hinch Collins by deed from First Gilbralter Bank, FSB, of record in Book 8147, page 833, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

MAIL ENV.

94 JUL 18 AM 10:37
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

71829

unimproved ( )
This is improved (X) property, known as 725 Collins Trace Court, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hand S this 15th day of July 19 94

David W. Collins

Donna L. Hinch 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 David W. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July 19 94.

Commission expires 7-27-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

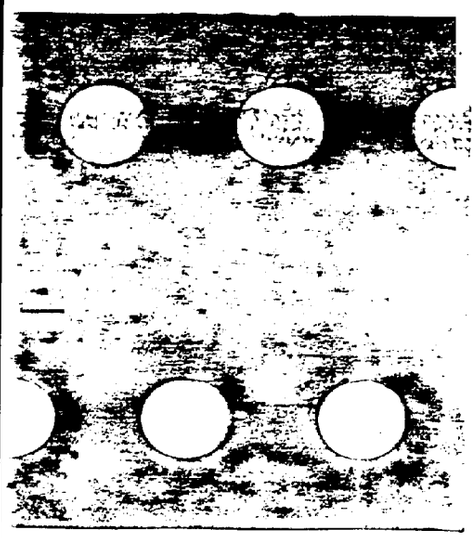
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna L. Hinch Collins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official at Nashville, Tennessee, this 15th day of July, 1994.

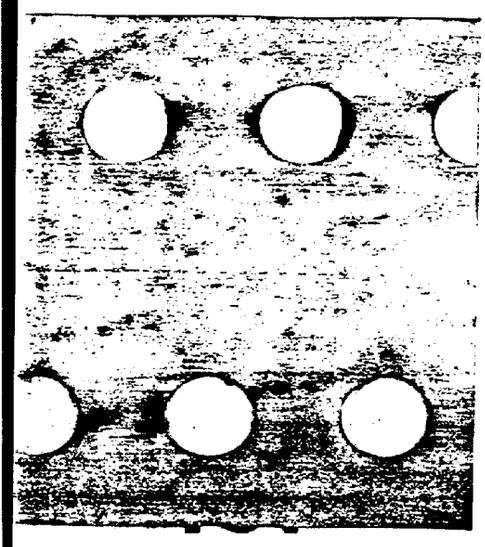
My Commission Expires:

7-26-97

Notary Public

7768 07/18 0101 03CHECK
628.75





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9409 PAGE 381

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
167500.00
CON TX 619.75
PRFEE 1.00
WDEED 8.00
TOTAL 628.75
CHECK 628.75

07/18/94 01 10:37 0001 7768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71829
IDENTIF. # REFERENCE

94 JUL 18 AM 10:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814361