| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Joe E. Stinson<br>Sirci L. Stinson<br>116 Colemont Court<br>Antioch, TN 37013 | Columbia National, Incorporated<br>Attn: Tax Dept.<br>P.O. Box 905<br>Columbia, MD 21044-0905 | MAP and PARCEL<br><br>148-14-117 |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Laura Jane Collins, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joe E. Stinson and Sirci L. Stinson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, Page 45, Register's Office for said County.**

**Said Lot No. 217 fronts 79 feet on the northeasterly side of Colemont Court and extends back 256.9 feet on the northwesterly line and 256.8 feet on the southeasterly line to a dead line and measures 58.2 feet thereon.**

**Being the same property conveyed to Paul F. Todd and wife, Zula E. Todd, by deed from Rufus F. Carroll and wife, Lona Jeanette Carroll, of record in Book 4685, Page 432, Register's Office for Davidson County, Tennessee. The said Paul F. Todd predeceased Zula E. Todd leaving her as the surviving tenant by the entirety. The said Zula E. Todd died testate by Last Will and Testament and devised said property to Laura Jane Collins. The Last Will and Testament of Zula E. Todd was probated in Davidson County Probate Court docket no. 94P-83.**

**This is property with a common address of 116 Colemont Court, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 4175, Page 45, said Register's office and all matters therein; 3) Instrument of Correction of record in Book 4398, Page 889, said Register's office.**

3517 11/14 0101 03CHECK 346.44

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $91,200.00

K Joe Stinson
Affiant

Subscribed and sworn before me this 11th day of November, 1994.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **11th** day of **November, 1994.**

Laura Jane Collins

**Laura Jane Collins**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Laura Jane Collins, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

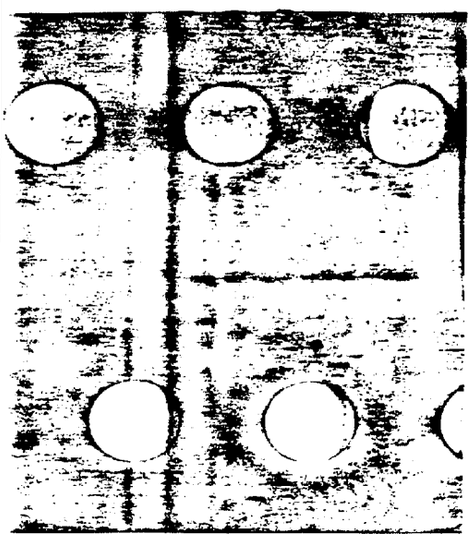
Witness my hand and official seal at **Nashville,**, Tennessee, this **11th** day of **November, 1994.**

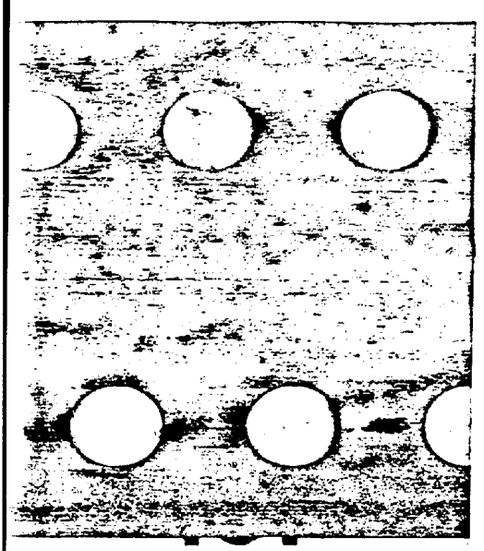
**Notary Public**
**My Commission Expires:** 5/23/98

File No. 9411-381

94 NOV 14 AM 9:58
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

08480
IDENTIF. A REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9519 PG 261

| | | |
|---|---|---|
| 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 91200.00
CON TX 337.44
PRFEE 1.00
WDEED 8.00
TOTAL 346.44
CHECK 346.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/94 01 10:00 0001 3517

08480
IDENTIF. # REFERENCE

94 NOV 14 AM 9:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 853598