This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9607 PG 891

ADDRESS NEW OWNER:
Kevin J. Collins and Michele L. Paul
210 Cherokee Road
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
8360 Old York Road, Building 3, 3rd Floor
Elkins Park, PA. 19117

MAP AND PARCEL:
MAP 103-12
GROUP
PARCEL 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy L. Caldwell, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin J. Collins and Michele L. Paul, as Tenants in Common with the Right of Survivorship, unmarried persons, 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. 36 on the Plan of Cherokee Park, Block "I", Third Section, of record in Book 843, pages 2 and 3, 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 Dorothy L. Caldwell, unmarried by deed from Ruby S. Kirby, unmarried, as of record in Book 7271, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Cherokee Road, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Agreement for Dedication of Easement contained in instrument of record in Book 8950, page 574, said Register's Office.
3. All matter as shown on the plan of record in Book 843, pages 2 and 3, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin J. Collins and Michele L. Paul, Tenants in Common with the Right of Survivorship, unmarried persons, their heirs and assigns, forever; and I, Dorothy L. Caldwell, unmarried, do covenant with the said Grantees 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 unless otherwise herein set out; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9607 PG 892

Witness my hand this the 28th day of February, 1995.

Dorothy L. Caldwell

Dorothy L. Caldwell

6282 03/01 0101 03CHECK 497.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy L. Caldwell, unmarried, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 132,000.00.

Kevin J. Collins

AFFIANT

Subscribed and sworn to before me this 28th day of February, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 24, 1996

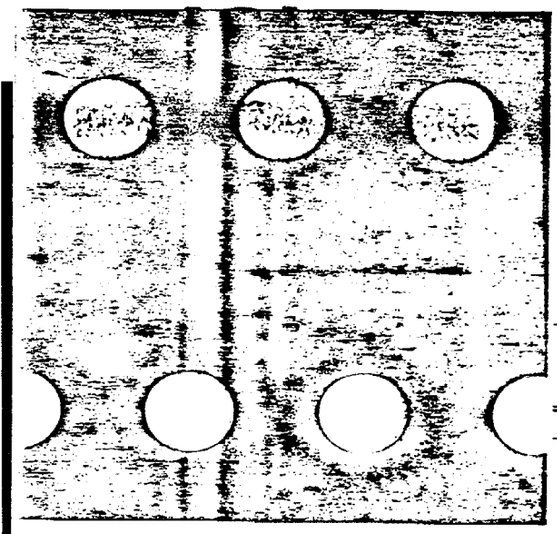
95 MAR -1 PM 3:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

38333

IDENTIF. & REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 9607 PG 893

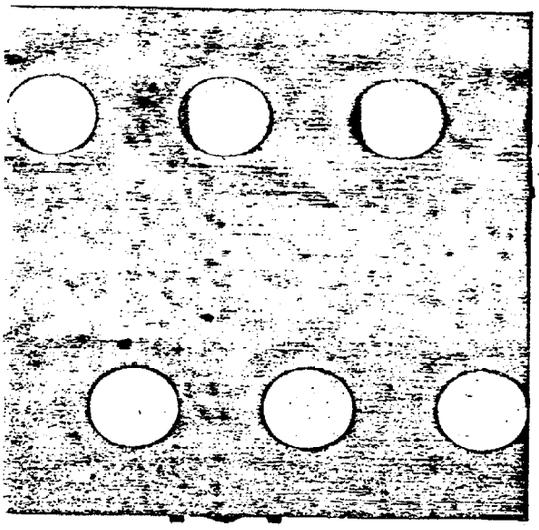
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

03/01/95 01 15:51 0001 6282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38333
IDENTIF. ↑ REFERENCE

95 MAR -1 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 885940