39047

IDENTIF. + REFERENCE

95 MAR -3 AM 9:23

FELIX A. WINSTON, REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

BOOK 9610 PG 331

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Daryl M. Collins 5021 Madeline Drive Nashville, Tennessee 37211	Same	Map 147-16 Parcel 172 5DU-43178

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $49,400.00.

AFFIANT

Sworn to and subscribed before me
this 2nd day of March, 1995.

7032 03/03 0101 03CHECK 191.78

NOTARY PUBLIC AT LARGE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9-21-96

My Commission Expires September 21, 1996

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, TAMARA CUMMINGS HAGGARD and WALTER EVERETT, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DARYL M. COLLINS, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County , Tennessee, being Lot No. 34 and Reserved Tract "B" on the Plan of Fairlane Park as of record in Book 2331, Page 108, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Madeline Drive, said point being the southeast corner of Lot No. 35 on said plan; thence westerly with the southerly line of said Lot No. 35, 120.0 feet to a point; thence in a northwesterly direction with the southwesterly line of said Lot No. 35, 73.6 feet to a point; thence in a southerly direction with the westerly line of said Reserved Tract "B" 153.7 feet to a point in the northerly margin of Strasser Drive; thence with said northerly margin of Strasser Drive in an easterly direction 160.7 feet to a point; thence with a curve to the left having a radius of 25.0 feet a distance of 39.3 feet to a point in the westerly margin of said Madeline Drive; thence in a northerly direction with said Madeline Drive and with a curve to the left having a radius of 270.7 feet a distance of 32.9 feet to a point; thence continuing with said margin of Madeline Drive in a northerly direction 76.0 feet to the point of beginning.

Being the same property conveyed to Tamara Cummings Haggard and Walter Everett by deed from Kendall Hall Ray, Jr. and wife, Mary E. Ray of record in Book 5749, page 856, Register's Office for Davidson County, Tennessee.

THIS IS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they 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 follows:

1. Davidson County taxes for the year 1995 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 147-16, Parcel 172. 2. All .2

2. All matters appearing on the Plan of Fairlane Park as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 2498, page 571 and Book 2548, page 355, Register's Office for Davidson County, Tennessee.

4. Mortgage Loan Inspection by John Kohl dated August 31, 1978 shows an asphalt driveway encroaching onto the north public utility easement.

5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5021 Madeline Drive, Nashville, Tennessee 37211.

WITNESS our hands this 2nd day of March, 1995, in Brentwood, Tennessee.

Tamara Cummings Haggard

TAMARA CUMMINGS HAGGARD

Walter Everett

WALTER EVERETT

STATE OF TENNESSEE
COUNTY OF Davidson

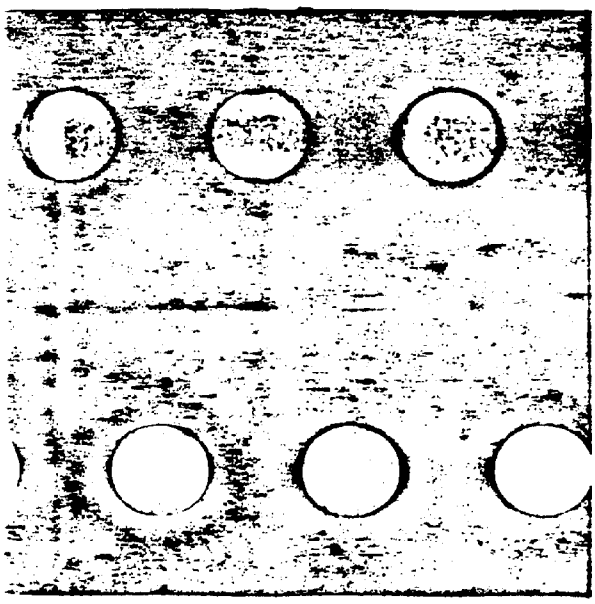
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara Cummings Haggard and Walter Everett, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 1995.

Notary Public

My commission expires: 9-21-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

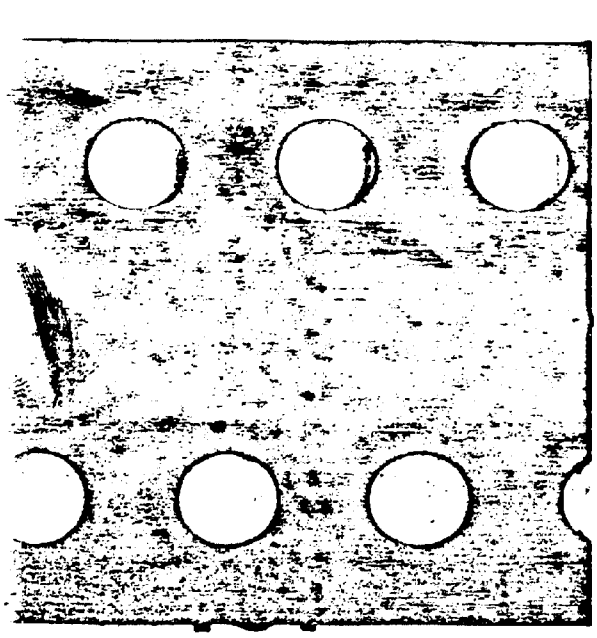
RECEIVED OF _____

FOR _____

BOOK 9610 PG 333

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 49400.00
CON TX 182.78
PRFEE 1.00
WDEED 8.00
TOTAL 191.78
CHECK 191.78

03/03/95 01 09:24 0001 7032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39047
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:23

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

No. 886681