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

BOOK 9732 PG 396

ADDRESS NEW OWNER:
Ervel E. Collins and Linda Collins
438 Annex Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 90-15
GROUP
PARCEL 90

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, we, Cheryl T. Lewis (formerly known as Cheryl T. Freeman) and husband, William Darrell Lewis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ervel E. Collins and wife, Linda Collins, and Nita D. Collins, as Tenants in Common With a Right of Survivorship, 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. 1072 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, 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 Eddie Wayne Freeman, by deed from Timothy J. Hoffman and wife, Carlotta F. Hoffman, of record in Book 4961, page 756, Register's Office for Davidson County, Tennessee. The said Eddie Wayne Freeman having since died intestate on May 5, 1986 leaving Cheryl T. Freeman as his sole heir at law as evidenced by Affidavit of Heirship of record in Book 7589, page 99, said Register's Office.

This is improved property known as 438 Annex Avenue, Nashville, TN 37209.

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 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants contained in an instrument of record in Book 3406, page 142, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 3300, page 75, in 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 Ervel E. Collins and wife, Linda Collins, and Nita D. Collins, as Tenants in Common With a Right of Survivorship, their heirs and assigns, forever; and we, Cheryl T. Lewis (formerly known as Cheryl T. Freeman) and husband, William Darrell Lewis, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of July, 1995.

Cheryl T. Lewis (formerly known as Cheryl T. Freeman)

William Darrell Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl T. Lewis (formerly known as Cheryl T. Freeman) and husband, William Darrell Lewis, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 1995.

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

NOTARY PUBLIC

My Commission Expires: Jan. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 1995.

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

NOTARY PUBLIC

My Commission Expires: Jan. 20, 1996

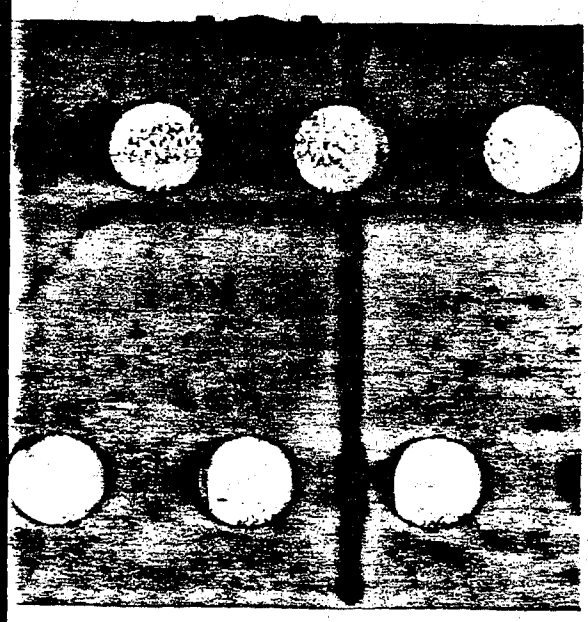
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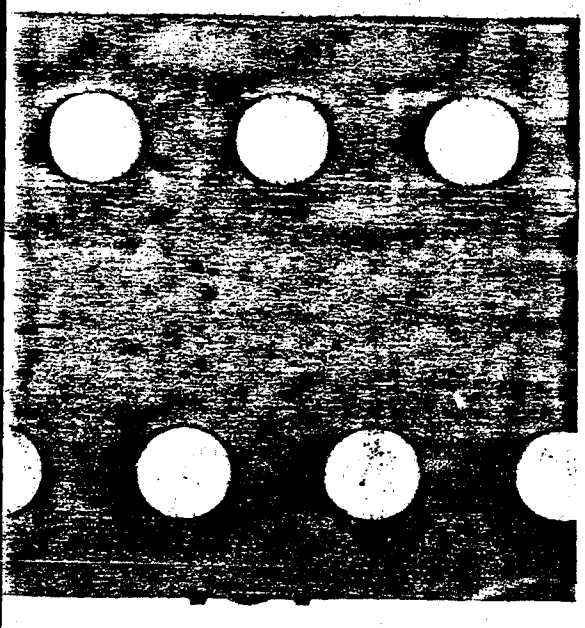
FILED FOR RECORD REGISTER DAVIDSON COUNTY, TN.

95 JUL 17 PM 2:11

IDENTIFICATION REFERENCE

0079557





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9732 PG 393

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	95000.00
DON TX	351.50
PRFEE	1.00
MDEED	8.00
TOTAL	360.50
CHECK	360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/95 01 14:11 0001 1702

00079557

IDENTIF. & REFERENCE

95 JUL 17 PM 2:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930800