BOOK 9741 PG 839

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES:

CAROLYN T. BASS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires July 29, 1996

file

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Ward (NAME)	Captial Bank & Trust (NAME)	151-1-A-59.00CO
3421 Bridgeton Cove (ADDRESS)	1820 West End Aveue (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Eugene Collins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Ward and wife, Rhonda N. Ward

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, TN, BEING Lot No. 59 on the Plan of Chatham Pointe, of record in Book 6900, pages 444, 445, 446, and 447, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Eugene Collins, Builder, by deed from Leader Enterprises, Inc., of record in Book 9357, Page 847, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 444-447; Declaration of covenants, conditions, and restrictions of record in Book 7358, page 656, amended in Book 7538, page 792, Book 7599, page 812, and Book 8667, page 381; Charter in Book 7597, page 977; Dedicatio of common areas in Book 7683, page 718; Easement in Book 3891, page 476; Deed of conveyance by the Metropolitan Government of Nashville & Davidson County Department of Water & Sewerage Services, Inc., in Book 7748, pages 440, 444 & 493; all of record in the Register's Office for Davidson County, Tennessee.

0082948

STATE TAX REFERENCE

95 JUL 27 AM 9:57

REGISTER DAVIDSON CO. TN.

3379 07/27 0101 03CHECK 8.00

This is ( ) unimproved (X) improved property, known as 3421 Bridgeton Cove, Antioch, TN 37013
(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 my hand this 17th day of July 19 95

Eugene Collins

This instrument is being re-recorded to correct recording county.

STATE OF TENNESSEE

BOOK 9741 PG 840 BK 1307 PG 794

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Collins, unmarried

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 Brentwood, Tennessee, this 17th day of July, 19 95.

CAROL T. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires July 26, 1996

Commission expires

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 WILLIAMSON
Received for record the 19 day of
JULY 1995 at 1:15 PM. (RECH 142406)
Recorded in official records
Book 1307 Page 793- 794
Notebook 54 Page 460
State Tax $ 468.05 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 477.05,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

WARRANTY DEED

FROM

Eugene Collins

TO

John C. Ward and wife, Rhonda N. Ward

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027