29

STATE OF TENNESSEE
COUNTY OF Davidson

6112-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

David W. Spragens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: 11-

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Spragens	NationsBanc Mortgage Corporation	147-10-64
(NAME)	(NAME)	
5012 Durrett Drive	P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leo Collins and wife, Rathanell N. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Spragens, unmarried

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. 309 on the Plat of Caldwell Country Estates, Section 5, of record in Plat Book 3300, page 16, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Leo Collins and wife, Rathanell N. Collins by deed from William W. Watkins and wife, artha L. Watkins, filed of record in Book 7073, page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 5012 Durrett Drive, Nashville, TN 37211

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 their hand s this 28th day of August, 19 95.

Leo Collins
Leo Collins

Rathanell N. Collins
Rathanell N. Collins

6112-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

Leo Collins and wife, Rathanell N. Collins

the bargainor s, with whom I am personally acquainted, (or 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 28th day of August, 1995.

My commission expires 11-20-96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

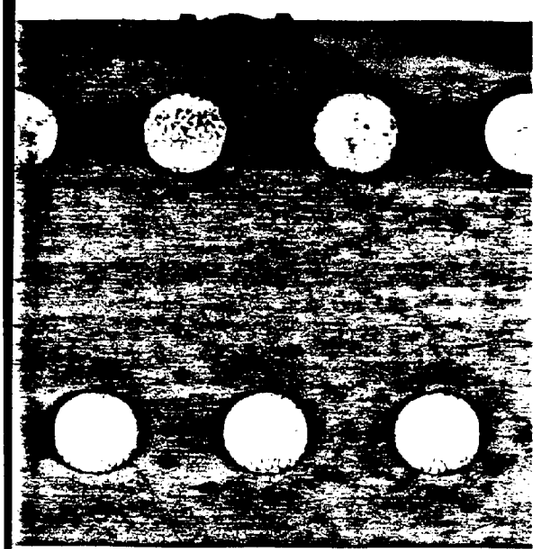
0094510

IDENTIFICATION REFERENCE

95 AUG 30 AM 9:01

REGISTER

7937 08/30 0101 03CHECK 323.50



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

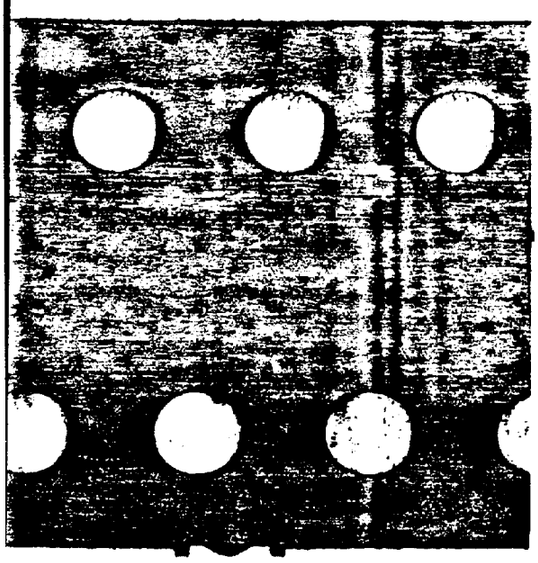
RECEIVED OF _____

FOR _____

BOOK 9777 PG 244

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50
08/30/95	01	09:03	0001	7937



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00945110
IDENTIF. # REFERENCE

95 AUG 30 AM 9:01

REGISTER
DAVIDSON COUNTY, TN.

No. 946861