K 9874

BOOK 9874 PG 132

WARRANTY DEED

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky R. Collins (NAME)	Southeastern Mortgage of TN (NAME)	58-31
4315 Eatons Creek Rd. (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, Keith Sherrill and Karen Darlene Harrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky R. Collins and wife, Andrea E. Collins

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 described according to a survey by Southern Land & Associates, Inc., dated February 28, 1978, as follows:

Beginning at an iron pin in the westerly margin of Eaton's Creek Road, a corner to Elgin Sherrill, et ux, who acquired title to their land in Book 3797, page 279, Register's Office for Davidson County, Tennessee; thence with Sherrill's North line South 70 deg. 35' 47" W 142.85 feet to a point in Eaton's Creek being the center line; thence with the center line of Eaton's Creek as follows: North 09 deg. 38' 14" West 250.78 feet; North 10 deg. 14' 31" East 117.70 feet; North 06 deg. 19' 38" East 224.97 feet to a point; thence North 84 deg. 00' 00" East 24.14 feet to a point in the westerly margin of Eaton's Creek Road; thence with the margin of same South 06 deg. 00' 00" East 15.90 feet; thence continuing in a southerly direction but not due South, with the right of way and with the westerly margin of Eaton's Creek Road in a curve having a length of 537.16 feet to the point of beginning.

Being the same property conveyed to Keith Sherrill, single and Karen Darlene Harrell, single, by quitclaim deed from Keith Sherrill of record in Book 7633, page 678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed

CONTINUED

unimproved ( )
This is improved (X) property, known as 4315 Eatons Creek Rd., Nashville, TN 37218
(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 our hand s this 28th day of November 19 95

Keith Sherrill

Karen Darlene Harrell
Karen Darlene Harrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Sherrill and Karen Darlene Harrell,

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 Brentwood, Tennessee, this 28th day of November, 19 98.

Commission expires 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

LEGAL DESCRIPTION CONTINUATION

by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Darlene Harrell, Karen Darlene Harrell Sherrill and Darlene Sherrill being one and the same person.

KDH

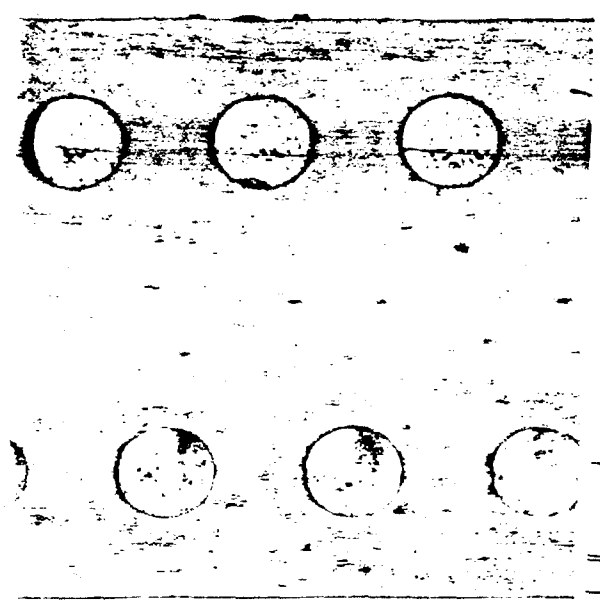
0127536

IDENTIF. ▲ REFERENCE

95 DEC -1 AM 9:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3331 12/01 0101 03CHECK 449.60



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

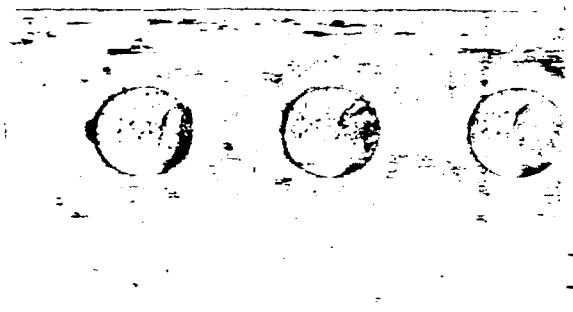
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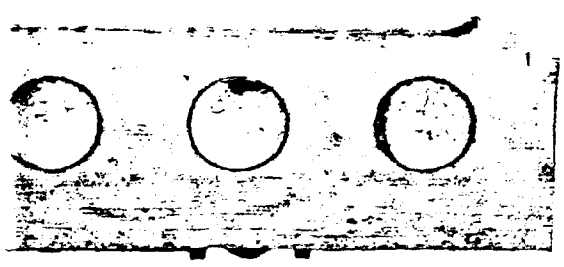
FOR _____

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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
113000.00
CON TX 436.60
PRFEE 1.00
WDEED 12.00
TOTAL 449.60
CHECK 449.60

12/01/95 01 09:05 0001 3381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127536
IDENTIF. ← REFERENCE

95 DEC -1 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981888