Box 52

# WARRANTY DEED

BOOK 9891 PG 966

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 1995

Notary Public

MY COMMISSION EXPIRES: 12-6-97
(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 |
|---|---|---|
| Paul W. St. Charles (NAME) | First Trust Mortgage Company (NAME) | 119-15-128 |
| 122 Tallwood Drive (ADDRESS) | P.O. Box 17257 (ADDRESS) | |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Memphis, TN 38187-0257 (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, L. D. Collier and wife, Jewel B. Collier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul W. St. Charles and Theodore Q. Pobst, as Joint Tenants with the Rights 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:

Being the southerly parts of Lots Nos. 21 and 22 on the plan of Thompson Heights, Section II, as of record in Book 2331, page 49, Register's Office for said County, described together as follows: Beginning at a point in the line between Lots Nos. 20 and 21 on said plan, 50 feet southerly from the southerly margin of Tallwood Drive, said point being the southeast corner of part of said Lot No. 21 conveyed to the State of Tennessee, by deed from McDowell-Young Realty Corporation, of record in Book 2882, page 387, said Register's Office; thence with the southern boundary line of said State of Tennessee property, south 85 deg. 30' west 85 feet to the eastern boundary line of part of said Lot No. 22 conveyed to the State of Tennessee by deed from McDowell-Young Realty Corporation, of record in Book 2882, page 353, said Register's Office; thence with the line between said Lots Nos. 21 and 22, southerly 10 feet to the southeast corner of part of Lot No. 22 conveyed to the State of Tennessee, said point being 75 feet southerly from Tallwood Drive; thence with the southern boundary line of State of Tennessee property, south 85 deg. 30' west 85 feet to the line between Lots Nos. 22 and 23, said point being 90 feet southerly from Tallwood Drive; thence with the line between said Lots Nos. 22 and 23, southerly 212.4 feet to the northern boundary line of Neese Heights Subdivision, of record in Book 1424, page 114, said Register's Office; thence with the northern boundary line of said Neese Heights Subdivision, south 88 deg. 12' east 168.6 feet to the southwest corner

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 122 Tallwood Drive, Nashville, Tennessee 37211
(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 15th day of December 19 95

L D Collier
L. D. Collier

Jewel B. Collier
Jewel B. Collier

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 L. D. Collier and wife, Jewel B. Collier

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 15th day of December 19 95.

Commission expires 12-6-99

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

of said Lot No. 20; thence with the line between said Lots Nos. 20 and 21, northerly 238.2 feet to the beginning.

Being the same property conveyed to L. D. Collier and wife, Jewel B. Collier by deed from McDowell-Young Realty Corporation, a Tennessee Corporation, of record in Book 2884, page 5, Register's Office for Davidson County, Tennessee.

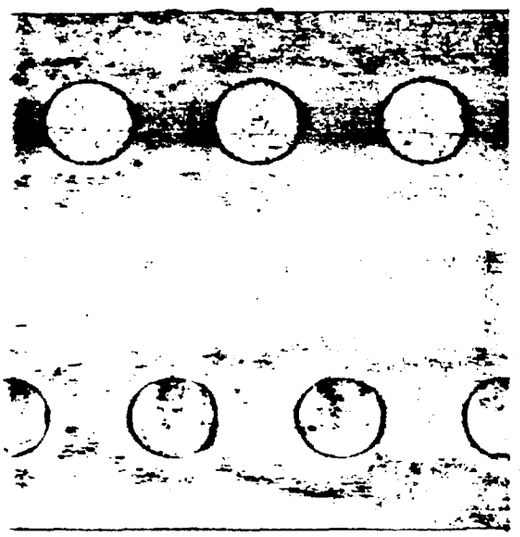
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

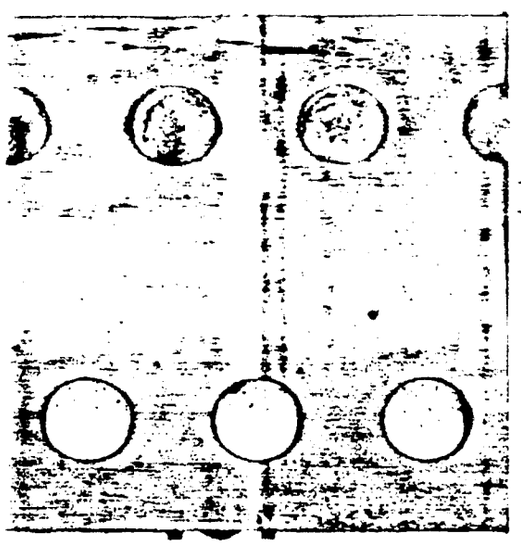
BOOK 9891 PG 968

0133264
IDENTIFICATION REFERENCE

95 DEC 19 AM 8:59
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

9580 12/19 0101 03CHECK 447.75





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9891 PG 969

| | | |
|---|---|---|
| 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 | 117500.00 |
| CON TX | 434.75 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 447.75 |
| CHECK | 447.75 |

12/19/95 01 08:58 0001 9580

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0133264
IDENTIF. & REFERENCE

95 DEC 19 AM 8:59

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

**No.** 988005