THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C
GOODLETTSVILLE, TN 37072

MAIL ENV.

WARRANTY DEED BOOK 10029 PG 288

96 DEC 29 PM 9:45

0175681

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. COLLINS 107 SARVER AVENUE MADISON, TN 37115	SAME	MAP 43-01 PARCEL 112.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, BEDFORD L. HUNTER, THERON HUNTER AND HOWARD W. HUNTER, HEIRS-AT-LAW OF JOSEPH L. HUNTER AND WIFE, RUBY C. HUNTER, FRIEDA HUNTER, DIANE HUNTER EVANS, EVELYN HUNTER COLLINS, STEPHEN HUNTER, VIRGINIA HUNTER AUGHTERY, AND JAMES HUNTER, HEIRS-AT-LAW OF FRANK GLENN HUNTER, DECEASED HEIR-AT-LAW OF JOSEPH L. HUNTER AND WIFE, RUBY C. HUNTER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT W. COLLINS AND WIFE, EVELYN G. COLLINS, hereinafter referred to as Grantees, their heirs, successors and assigns, all of their right, title and interest in and to that certain land located in Davidson County, Tennessee, to-wit:

Being part of Lot Number "M" on the Plan of W. P. Ready Subdivision of the E. H. Thornton tract in the Old 19th Civil District of Davidson County, Tennessee, as of record in Book 161, page 157, of the Register's Office for Davidson County, Tennessee, a corrected Map of which is of record in Book 332, page 110, of the Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at an iron pipe and post in the north margin of Madison Avenue, said pipe and post being the common corner of Lots "M" and "L" in the above described subdivision; running northwardly with the boundary line between said two lots "M" and "L", 260 feet to an iron pipe; thence westwardly and parallel with the north margin of Madison Avenue, 208.1 feet to an iron pipe; thence southwardly and parallel with the east line of Lot "M" in the above mentioned subdivision, 260 feet to an iron pipe the north margin of Madison Avenue; thence eastwardly with the north margin of said Madison Avenue 208.1 feet to the beginning.

Being the same property conveyed to Joseph L. Hunter and wife, Ruby C. Hunter by deed of record in Book 1046, page 658, Register's Office for Davidson County, Tennessee. The said Ruby C. Hunter having predeceased Joseph L. Hunter and Joseph L. Hunter having since died. Property then vested in the Heirs-At-Law of Joseph L. Hunter and wife, Ruby C. Hunter being Frank Glenn Hunter, Bedford L. Hunter, Theron Hunter and Howard W. Hunter. The said Frank Glenn Hunter having since died and his 1/4 interest then vested in his spouse and children being Frieda Hunter, Diane Hunter Evans, Evelyn Hunter Collins, Stephen Hunter, Virginia Hunter Aughtery and James Hunter.

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 hands on this the 20th day of April, 1996. BOOK 10029 PG 289

Bedford L Hunter
BEDFORD L. HUNTER

Theron Hunter
THERON HUNTER

Howard W. Hunter
HOWARD W. HUNTER

Frieda Hunter
FRIEDA HUNTER

Diane Hunter Evans
DIANE HUNTER EVANS

Evelyn Hunter Collins
EVELYN HUNTER COLLINS

Stephen Hunter
STEPHEN HUNTER

Virginia Hunter Aughtery
VIRGINIA HUNTER AUGHTERY

James G Hunter
JAMES HUNTER

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEDFORD L. HUNTER, THERON HUNTER, AND HOWARD W. HUNTER, 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 instrument for the purposes therein contained.

Witness my hand and official seal on this the 23 day of April, 1996.

Carla Adams
NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF South Carolina
COUNTY OF Greenville:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRIEDA HUNTER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of April, 1996.

Leonard R Fuerbringer
NOTARY PUBLIC

My commission expires: 9/26/2001

STATE OF South Carolina:
COUNTY OF Greenville:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE HUNTER EVANS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of April, 1996.

Leonard R Fuerbringer
NOTARY PUBLIC

My commission expires: 9/26/2001

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

BOOK 10029 PG 290

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVELYN HUNTER COLLINS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23 day of April, 1996.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF South Carolina:
COUNTY OF Greenville:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN HUNTER, 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 on this the 19th day of April, 1996.

Connie R. Peerbaw
NOTARY PUBLIC

My commission expires: 9/26/2001

STATE OF South Carolina:
COUNTY OF Greenville:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGINIA HUNTER AUGHTERY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of April, 1996.

Connie R. Peerbaw
NOTARY PUBLIC

My commission expires: 9/26/2001

STATE OF South Carolina
COUNTY OF Greenville:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES HUNTER, 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 on this the 19th day of April, 1996.

Connie R. Peerbaw
NOTARY PUBLIC

My commission expires: 9/26/2001

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The acutal consideration or value, whichever is greater, for this transfer is $62,500.00.

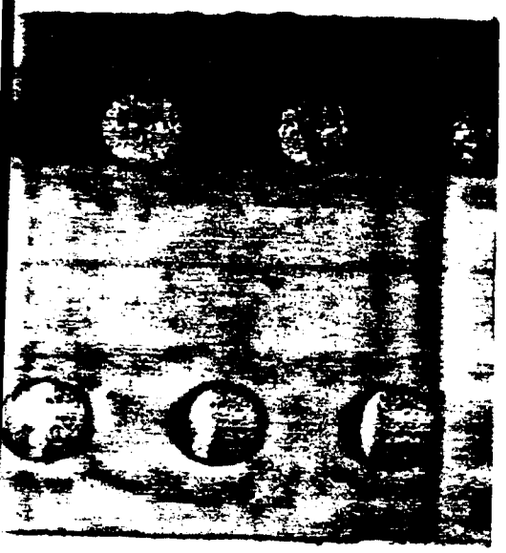
Affiant

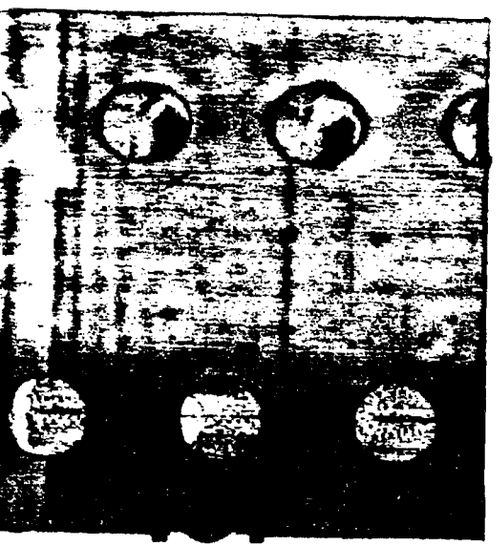
Subscribed and sworn to before me, this the 23 day of April, 1996.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

244.25





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

RECEIVED OF _____

FOR _____

BOOK 10029 PG 291

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 12.00
TOTAL 244.25
CHECK 244.25

04/29/96 01 09:52 0001 5024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175681
IDENTIF. # REFERENCE

96 APR 29 AM 9:45
DAVIDSON COUNTY, TN.

No. 1033072