BOOK 10306 PG 552

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 1996.

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy D. Collins	Source One Mortgage Services	4D 48285
(NAME)	(NAME)	
223 Martingale Drive	27555 Farmington Road	44-14-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Farmington Hills, MI 48334	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, J. M. Apple, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy D. Collins and wife, Kathrine A. 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 Lot Number 223 on the Plan of Block 4, Map of Cumberland Terrace, Part 1, of record in Plat Book 1424, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. M. Apple, a married man by Deed of record in Book 9737, Page 875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Linda Sue Apple, spouse of J. M. Apple joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and unto the within described property, unto the named Grantees.

96 DEC 31 PM 2:16
REGISTER
DAVIDSON COUNTY, TN.

0260431
IDENTIFICATION REFERENCE

This is unimproved XX property, known as 223 Martingale Drive (House Number) (Street) Old Hickory, TN 37138 (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 27th day of December, 1996

J. M. Apple

Linda Sue Apple

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
J. M. Apple, a married man and wife, Linda Sue Apple
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

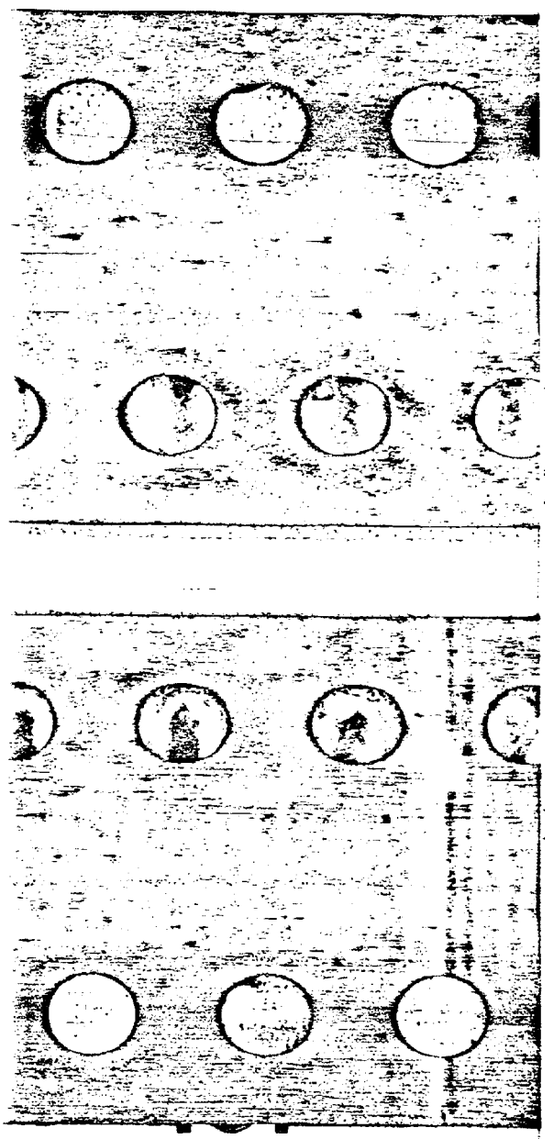
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

0859 12/31 0101 03CHECK 248.75



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

RECEIVED OF _____

FOR _____

BOOK 10308 PG 554

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 64800.00
				CON TX 239.76
				PRFEE 1.00
				WDEED 8.00
				TOTAL 248.76
				CHECK 248.76
			12/31/96 01	14:19 0001 0858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260431
IDENTIF. # REFERENCE

96 DEC 31 PM 2:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103410