Boy 29

BOOK 10582 PG 821

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. Kreutzer and wife, Kelly L. Kreutzer**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto CLAYTON T. COLLINS and wife, MARY J. COLLINS hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Poplar Creek Estates, Phase II, as of record in Book 6900, pages 339-347, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James A. Kruetzer and wife, Kelly L. Kreutzer by deed from Lee A. Jackson and wife, Gloria C. Jackson, of record in Book 9687, page 99, said Register's Office.

THE SAME JAMES A. KRUETZER AND JAMES A. KREUTZER BEING ONE AND THE SAME PERSON.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions in Book 6662, page 433; Book 6804, page 536 as amended in book 6987, page 966, supplemented in Book 7270, page 648 and amended in Book 7964, page 33; and all matters as shown on the recorded plat.

This is improved property known as: **7217 Poplar Creek Trace, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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 this 30 day of June, 1997

James A. Kreutzer

Kelly L. Kreutzer

034 1655
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10582 PG 822

STATE OF TN

COUNTY OF Davidson

On this 30 day of June, 1997, before me personally appeared James A. Kreutzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Karla B. Howe
NOTARY PUBLIC

My Commission Expires:
5-30-99

STATE OF TN

COUNTY OF Davidson

On this 30 day of June, 1997, before me personally appeared Kelly L. Kreutzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Karla B. Howe
NOTARY PUBLIC

My Commission Expires:
5-30-99

* *

STATE OF TENNESSEE

1262 08/27 0101 03CHECK 687.95

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 183,500.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 1997.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 27, 1999

* *

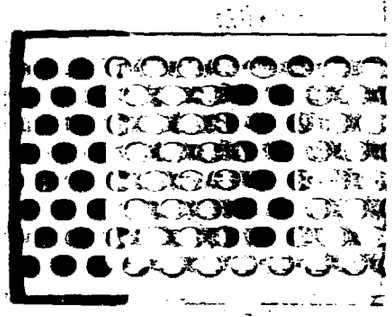
ADDRESS NEW OWNER(S):

Clayton T. Collins
7217 Poplar Creek Trace
Nashville, TN 37221

SEND TAX BILL TO:

Norwest Mortgage, Inc.
405 SW Fifth Street
Des Moines, IA 553090000

MAP-PARCEL:
Map: 155-06
Group: C
Parcel: 85



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

RECEIVED OF _____

FOR _____

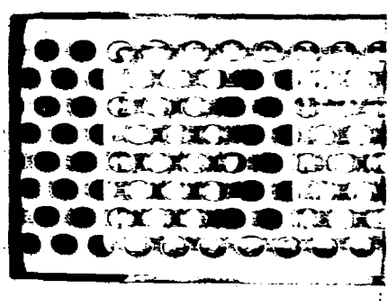
BOOK 10582 PG 823

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
183500.00
CON TX 678.95
PRFEE 1.00
WDEED 8.00
TOTAL 687.95
CHECK 687.95
08/27/97 01 08:55 0001 1262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0341655
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1190777