Box 2

BOOK 11130 PAGE 759

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th DAY OF September, 1998

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) LARGE

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose E. Garcia (NAME)	NationsBanc Mortgage Corporation (NAME)	181-03-A-031.00CO
6613 Broken Bow Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	05D-64478
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Eugene A. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose E. Garcia and wife, Debra M. Garcia

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, TN, BEING Lot No. 31 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, page 556 and 557, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Gregory S. Perrone, Trustee, by deed from Benedict Marino and wife, Catherine Marino, of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee. The said Gregory S. Perrone, Trustee having quitclaimed subject property to Eugene A. Collins by deed recorded immediately prior to the recording hereof.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 556 and 557; all matters appearing on the Plan of record in Plat Book 9700, page 391; Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, Easement for cemetery in Book 6549, page 403; Stormwater detention agreement in Book 10729, page 380; Application for Greenbelt in Book 8955, page 509; all of record in the Register's Office for Davidson County, Tennessee.

Lisa Dawn Collins joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Eugene A. Collins .

The execution of this instrument by Lisa Dawn Collins is effected by the signature of her Attorney-In-Fact, Eugene A. Collins, pursuant to the Specific Power of Attorney of record in Book 11052, page 256, said Register's Office.

unimproved ( )
This is improved (X) property, known as 6613 Broken Bow Drive, Antioch, TN 37013
(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 my hand this 25th day of September, 19 98

Eugene A. Collins

Lisa Dawn Collins by Eugene A. Collins att-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins

the bargainor _____, 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 at Brentwood, Tennessee, this 25th day of September, 19 98.

Commission expires 3/24/99

JACQUE I. FREEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

My Commission Expires March 27, 1999

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eugene A. Collins with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Lisa Dawn Collins the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa Dawn Collins the within named bargainor(s) by the said Eugene A. Collins as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of September, 19 98.

JACQUE I. FREEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 3/24/99

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Eugene A. Collins

TO

Jose E. Garcia and wife, Debra M. Garcia

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. ↑ REFERENCE 049280

98 SEP 29 AM 9:44

REGISTER DAVIDSON COUNTY, TN.

6554 09/29 0101 03CHECK 632.60

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

RECEIVED OF _____

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
				168000.00
				CON TX 621.60
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 632.60
				CHECK 632.60
			09/29/98 01	09:45 0001 6554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493280
IDENTIF. & REFERENCE

98 SEP 29 AM 9:44

JILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1351866