11272

BOOK 11272 PAGE 311

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Marti E. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

Notary Public

My Commission Expires March 29, 1999

MY COMMISSION EXPIRES: 3-29-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Marti E. Roberts (NAME)	First American National Bank (NAME)	181-03-A-004-CO
6520 Broken Bow Drive (ADDRESS)	First American Center (ADDRESS)	05D-64451
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marti E. Roberts and wife, Betty A. Roberts

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 No. 4 on the Plan of Section One, Indian Creek Estates, as of record in Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise by Deed from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, page 735, said Register's Office in Davidson County, Tennessee. By Quitclaim Deed of record in Book 11272, page 310, said Register's Office, Gregory S. Perrone, Trustee quitclaimed all his right, title and interest in subject property to Eugene A. Collins.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 9077, page 556 and 557; Aall 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; By-Laws of record in Book 11033, page 509, Dedication of Common Areas of record in Book 11033, page 519; Charter of record in Book 11031, page 79; Storm Water Detention Agreement of record in Book 10729, page 380; and Easement for family cemetery for Richard J. Byrd and wife, and their decendants and immediate families of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6520 Broken Bow Drive, Antioch, Tennessee 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 21st day of December, 19 98

Eugene A. Collins

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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 Eugene A. Collins, unmarried

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 21st day of December 1998.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Eugene A. Collins

TO

Marti E. Roberts and wife,
Betty A. Roberts

RETURN TO:

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

98 DEC 30 AM 9:43

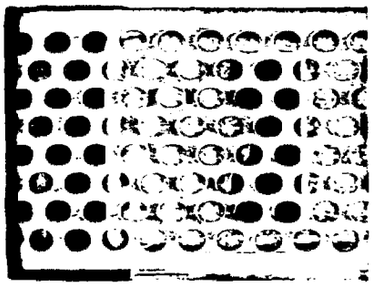
REGISTER
WILLIAMSON COUNTY, TN.

IDENTIFICATION REFERENCE

05301456

OFFICIAL RECEIPT

BILL GARRETT
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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

DIST

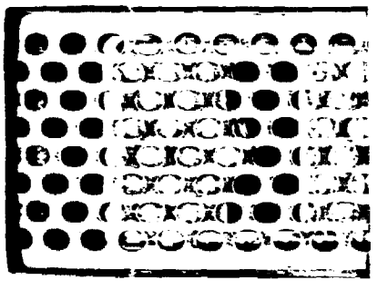
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CO TX	[illegible]
PRFEE	1.00
MISC	2.00
CFEE	1.00
TOTAL	[illegible]
CHECK	[illegible]

12/30/98 01 OFFICIAL 0001 0095

0530456
IDENTIFICATION REFERENCE

98 DEC 30 AM 9:43

[illegible] REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403410