Box 2

BOOK 11335 PAGE 853

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

My Commission Expires March 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Payne	PHH Mortgage Corporation	181 03-0-A-3800CO
(NAME)	(NAME)	
6561 Broken Bow Drive	6000 Atrium Way	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mt. Laurel, New Jersey 08054	
(CITY) (STATE) (ZIP)	(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 John D. Payne and wife, Antoniette Payne

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. 38 on the Plan of Section One, Indian Creek Estates, as of record in Plat Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same 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, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 11335, page 852, said Register's Office, Gregory S. Perrone, Trustee, conveyed all of his right, title and interest in subject property to Eugene A. Collins.

This conveyance is subject to the following: Taxes for the year 1999 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; restrictions of record in Book 10752, page 553; by-laws of record in Book 11033, page 509; dedication of common area 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 of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

I, Lisa Dawn Collins, wife of Eugene A. Collins, do hereby join in the

CONTINUED

This is improved (X) unimproved ( ) property, known as 6561 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 29th day of January, 19 99

Eugene A. Collins

Lisa Dawn Collins by

Lisa Dawn Collins

Eugene A. Collins attys-in-fact

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

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 29th day of January, 19 99.

Commission expires 3-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 29th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 3-27-99

LEGAL DESCRIPTION CONTINUATION

provisions of this instrument for the purpose of transferring unto the said John D. Payne and wife, Antoniette Payne, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

WARRANTY DEED

FROM

Eugene A. Collins

TO

John D. Payne and wife,
Antoniette Payne

RETURN TO:

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

05476758
IDENTIFICATION REFERENCE
99 FEB 10 PM 2:08
WILLIAM R. CORNETT REGISTER
DAVIDSON COUNTY, TN.
4421 02/10 0101 03CHECK 856.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0547658

IDENTIF. & REFERENCE

99FEB 10 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	174500.00
CON TX	645.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	656.65
CHECK	656.65

02/10/99 01 14:07 0001 4421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423707