BOOK 11457 PG. 754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 184,793.97

Affiant

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

Notary Public

MY COMMISSION EXPIRES
My Commission Expires JAN. 27, 2001 (AFFIX SEAL)

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
David Bennett	The Mortgage Center, LLC	181-3-A-188
(NAME)	(NAME)	
7129 Calderwood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013		
(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 David Bennett, unmarried

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. 188 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene A. Collins by Quitclaim Deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinders of any beneficiary of record in Book 11457, Page 253, Register's Office for Davidson County, Tennessee.

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 817; PUD Boundary Plat in Book 9700, page 391; restrictions of record in Book 10752, page 553; Easement in Book 6549, Page 403; Agreement in Book 10729, Page 380; Charter in Book 11031, Page 79; By-Laws in Book 11033. 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.

unimproved ( )
This is improved (X) property, known as 7129 Calderwood 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 29th day of May 19 99

Eugene A. Collins

Lisa Dawn Collins by
Lisa Dawn Collins,
BY: Eugene A. Collins, atty-in-fact
Attorney-in-Fact

BOOK 11457 PG. 755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 upon 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 April, 1999.

Commission expires 3/18/2003

Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.
My Commission Expires March 18, 2003

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 oath acknowledged to be the Attorney-in-Fact for **Lisa Dawn Collins**, the within named bargainor(s), and that he 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 April, 1999.

NOTARY PUBLIC

My Commission Expires: 3/18/2003

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.
My Commission Expires March 18, 2003

[illegible] 894.74

WARRANTY DEED

FROM

Eugene A. Collins

TO

DAVID BENNETT

RETURN TO:

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

[illegible] REFERENCE

99 MAY -3 AM 10:28

[illegible] REGISTER
[illegible] COUNTY, TN.

058473

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11457 PG. 756

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

0581473

IDENTIFICATION REFERENCE

99 MAY -3 AM 10:28

CAPT

184793.97

TX 683.74

1.00

8.00

2.00

TOTAL 694.74

CHECK 694.74

10:31 0001 0243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454938