BOOK 11669 PAGE 342

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Franklin National Bank
230 Public Square
Franklin, TN 37064

ADDRESS NEW OWNERS:

Kenneth Clark Collins, Jr.
1417 GRAYBAR LANE
NASHVILLE, TN 37210

NAME OF MORTGAGEE:

Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP 105-1, GROUP ____, PARCEL 148

99 SEP 21 PM 9:36
RECEIVED
MAP REFERENCE
37861
MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY THREE THOUSAND THREE HUNDRED & NO/100 ($163,300.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Grand Canyon Properties, LLC has this day bargained and sold and does hereby transfer and convey unto Kenneth Clark Collins, Jr. and wife, Martha A. Collins, his/her/their/its heirs, successors or assigns, the following described property:

Land situated in Davidson County, Tennessee, being the southerly part of Lot No. 105 in Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, and the southerly corner of Lot 44 in the B.F. Shields and wife's Plan of Lots, as of record in Book 57, page 31, said Register's Office, described together as follows:

Beginning on the westerly margin of 15th Avenue, formerly Bowles Street at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots 140.6 feet to the beginning.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by warranty deed of Marvin M. Dean, a widower of record in Book 11617, page 112, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Kenneth Clark Collins, Jr. and wife, Martha A. Collins, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Kenneth Clark Collins, Jr. and wife, Martha A. Collins, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantors paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 105-1-0 Parcel 148

2. Matters appearing on the Plan of record in Book 21, page 83, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of record in Book 57, page 31, Register's Office of Davidson County, Tennessee.

99 SEP 21 01:50 PM
CASHIER CHECK
615.21

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Kenneth Clark Collins, Jr. and wife, Martha A. Collins, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 17th day of September, 1999.

Grand Canyon Properties, LLC

By: _____ Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lisa M. Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself member of Grand Canyon Properties, LLC, the within named bargainor, a limited liability company, and that Lisa M Chapman, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company herself as Member of said limited liability company.

Witness my hand and official seal at Franklin, TN, on this the 17th day of September, 1999.

(SEAL)

_____, Notary Public

My Commission Expires:
6-19-00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $163,300.00.

_____

Sworn to and subscribed before me, on this the 17th day of September, 1999.

(SEAL)

_____, Notary Public

My Commission Expires:
6-19-00

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

BOOK 11669 PAGE 344

0637861 REFERENCE

99 SEP 21 AM 9:36

CAMT	163300.00
CON TX	604.21
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	615.21
CHECK	615.21

09/21/99 01 09:39 0001 0604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518550