File Box 19B

99-10-18-Q

BOOK 11710 PAGE 351

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME~~ THIS THE
15th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERYL HARRIS, TRUSTEE	"NEW OWNERS"	MAP 032
(NAME)	(NAME)	
1025 16th Avenue, South, #202		PARCEL 158
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		F.B.#: 10D-52150
(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, LEON COLLINS AND WIFE, VICKI COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHERYL HARRIS, TRUSTEE

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, described more particularly described as follows:

A certain tract of land being part of the land of Joe C. Markham, as recorded in Book 5377, Page 923, Register's Office for Davidson County, Tennessee, said tract of land being in the Second Civil District of said County, adjoining and lying on the easterly side of a common roadway and being northerly 2,500 feet of the intersection of said roadway with Campbell Road, said intersection being westerly 1.6 miles along Campbell Road from Old Dickerson Road, said tract of land further described as follows:

Beginning at a northwesterly corner of the Rist land, as recorded in Book 4686, Page 998, Register's Office for said County, said corner lying on the easterly side of a common roadway and creek and being the intersection of two fence lines;

Thence south 84 deg. and 21' E (formerly south 89 deg. and 05' E) 928.06 feet to a hickory in the westerly line of the Lila Mae Brown land, as recorded in Book 3254, Page 340, Register's Office for said County;

Thence with the westerly line of said Brown land north 04 deg. and 22' E

CONTINUED

unimproved (X)
This is improved ( ) property, known as 14.8 Acres +/- p/o Markham prop.,
(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 our hand s this 14th day of October 1999

LEON COLLINS

VICKI COLLINS

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIPT # 010102 DATE 10/20/99
RECORDED 10/20/99 TIME 12:21 PM
REGISTER'S FEE 274.00
REGISTER OF DEEDS, NASHVILLE, TN.
REFERENCE 0648407

DCTN01WC

MICHELLE F. RUDOLPH
Notary Public, State of Texas
My Commission Expires
AUGUST 19, 2000

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEON COLLINS AND WIFE, VICKI COLLINS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Arlington, ~~Tennessee~~, this 14th day of October 1999

Commission expires Texas 8-19-2000

Michelle F Rudolph
Notary Public

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

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

(formerly due north) 1,209.6 feet to the center of a creek and corner of the Lorena Sharpling Markham land according to the report of the commissioners and a survey by Southern Consultants, Inc., filed in the Joseph Cecil Markham, Sr. vs. Iris Lorena Sharpling Markham, No. 77858 in the Third Circuit Court for Davidson County, Tennessee;

Thence with the southerly line of said Markham land north 83 deg. and 55' W 217.8 feet to an iron pin, said iron pin being south 83 deg. and 55' E 107.2 feet from an iron pin set by Southern Consultants, Inc., and further described as being in the easterly right-of-way of a 50 foot common roadway;

Thence with the easterly right-of-way of said roadway south 23 deg. and 23' W 88.0 feet to the beginning of a curve concave to the northwest having a radius of 1,522.7 feet;

Thence along said curve southwesterly 152.4 feet;

Thence south 29 deg. and 07' W 329.3 feet to the beginning of a curve concave to the northwest having a radius of 806.52 feet;

Thence along said curve southwesterly 205.3 feet;

Thence south 43 deg. and 42' W 23.3 feet to the beginning of a curve concave to the northwest having a radius of 1,861.55 feet;

Thence along said curve southwesterly 202.5 feet;

Thence south 49 deg. and 56' W 276.7 feet to the beginning of a curve concave to the northwest having a radius of 414.86 feet;

Thence along said curve southwesterly 66.9 feet;

Thence leaving the right-of-way of said road crossing a creek due south 100 feet, more or less, to the point of beginning.

Herein described tract of land is identified as Tract I on a preliminary plan, Markham Estates, dated the 9th of October, 1978, prepared by James N. Thomasson, Jr., surveyor.

BEING the same property conveyed to Leon Collins and wife, Vicki Collins, by Installment Deed from Joseph Cecil Markham, Sr., of record in Book 7404, Page 399 and re-recorded in Book 9554, Page 117, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11710 PAGE 354

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

0648407

...INCE ...ANCE/RE...

99 OCT 20 PM 12:21

REGISTER
DAVIDSON CO. TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

10/20/99 01 12:25 0001 1792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529595