Box 2

BOOK 11730 PAGE 147

CATHERINE R. ICE 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 $ 179,515.00

Melissa A. Graney
Affiant

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

Catherine R. Ice
Notary Public

MY COMMISSION EXPIRES 5/28/2000
(AFFIX SEAL)

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
Patrick W. Graney (NAME)	Bank of America, N.A. (NAME)	MAP 181-03
7028 Calderwood Drive (ADDRESS)	200 S. College Street (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	PARCEL 135.00

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 Patrick W. Graney and wife, Melissa A. Graney

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. 135 on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, 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 which is being recorded simultaneously herewith, Gregory S. Perrone, Trustee, quitclaimed all of his right, title and interest in suject property to Eugene A. Collins.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 11700, page 15; restrictions of record in Book 10752, page 553 and Book 11708, page 575; by-laws of record in Book 1033, page 509; charter of record in Book 11031, page 79; storm water detention agreement 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 7028 Calderwood 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 October, 19 99

Eugene A. Collins

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 29th day of October, 1999

Commission expires 5/28/2000

Catherine R. Rice
Notary Public

CATHERINE R. RICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

Patrick W. Graney and wife,
Melissa A. Graney

RETURN TO:

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

99 NOV -3 PM 12:55
REGISTER
WILLIAMSON COUNTY, TN.

RECEIVED
11/03 0103 CASHIER CHECK
7541 1750 -21

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

0653863

REFERENCE

99 NOV -3 PM 12:55

REGISTER
DAVIDSON CO. TN.

CAMT
179515.00
CON TX 664.21
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 675.21
CHECK 675.21

11/03/99 01 12:56 0001 7541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535281