This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 33
PARCEL: 255
GROUP:

Send Tax Bills to:
Jeff Wix and wife Deborah Wix
1271 Lowes Lane
Goodlettsville, TN 37072

BOOK 11737 PAGE 389

WARRANTY DEED

THIS INDENTURE, made this 5th day of November, 1999 between

Katherine Jaye Collins

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jeff Wix and wife Deborah Wix

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Collins Subdivision, of record in Plat Book 8250, Page 735, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herbert Lee Collins and wife, Katherine Jaye Collins by deed from Dennis Underwood, Jr. and wife, Helen Underwood of record in Book 3916, Page 946 Register's Office for Davidson County, Tennessee. (Herbert Lee Collins, now deceased

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

11/09 0101 03CHECK 356.95

PICK-UP

6 5 3 8 0 6

11-5-99 12:01

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

BOOK 11737 PAGE 381

Katherine Jaye Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Jaye Collins the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and ~~official~~ seal at office this 5th day of ~~October~~ November, 1999

~~Notary~~ Notary

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $93,500.00.

Affiant

Sworn to and subscribed before ~~me~~, this 5th day of November, 1999

Notary Public

My Commission Expires: 11/30/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11737 PAGE 382

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

98053806

REFERENCE

99 NOV -9 PM 12:01

CAMT	93500.00
CON TX	345.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	356.95
CHECK	356.95

11/09/99 01 12:02 0001 9610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537324