PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **November, by and between CLIFFORD R. THRASHER, A MARRIED MAN, and LINDA THRASHER, HIS WIFE, , hereinafter called GRANTORs, and CARL E. COLLINS, ., and RITA B. COLLINS, HUSBAND AND WIFE, hereinafter called GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GRANTORs do hereby bargain, sell, transfer and convey unto CARL E. COLLINS, ., and RITA B. COLLINS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 126 HARRIS STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LINDA THRASHER, wife of CLIFFORD R. THRASHER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Clifford R. Thrasher
CLIFFORD R. THRASHER, Signature of Seller

Linda Thrasher
LINDA THRASHER

[illegible] 0101 03CHECK 402.00

99DEC-2 PM 1:59
[illegible]
REGISTER
DAVIDSON COUNTY, TN.

CROSS REFERENCE

9905631711

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLIFFORD R. THRASHER and HIS WIFE, LINDA THRASHER,** the within named bargainors, 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, at office, this **22nd** day of **November, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

CARL E. COLLINS, ., and RITA B. COLLINS, HUSBAND AND WIFE

126 HARRIS STREET
MADISON, TN 37115

Property Address:

126 HARRIS STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13, PARCEL 414

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **November, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, beineg Lot No. 64 of Madison Realty Subdivision, of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 50 feet on the south side of Harris Street and runs back between parallel lines, 190 feet each, to a rear line measuring 50 feet.

BEING the same property conveyed to CLIFFORD R. THRASHER, A MARRIED MAN, by Deed from T.H. AND RITA HAMPTON CARNEY, of record in Book 4734, page 678, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 414).

2. All matters as set forth on the Plan of record in Plat Book 547, page 164, said Register's Office.

3. Any and all other matters appearing of record.

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

06631171

REFERENCE

99DEC-2 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	110000.00
CON TX	407.00
PRFEE	1.00
MTBEED	12.00
CFEE	2.00
TOTAL	422.00
CHECK	422.00

12/02/99 01 14:00 0001 7503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545100