# WARRANTY DEED

Instr:20000118O005422 Page: 1 OF 2
REC'D FOR REC 01/18/2000 10:20:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $473.60

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 00

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TIMOTHY D. DAVIS | GOLD BANC MORTGAGE, INC. | MAP 083-10 |
| (NAME) | (NAME) | |
| 820 Autumn Lane | 9221 Ward Parkway, Suite 300 | PARCEL 094.00 |
| (ADDRESS) | (ADDRESS) | |
| New Johnsonville, TN 37134 | Kansas City, MO 64114 | 23W-17195 |
| (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, ERIC T. COLLINS AND WIFE, VICTORIA L. COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY D. DAVIS AND WIFE, PATRICIA A. DAVIS

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 the southerly 10 feet of Lot No. 122, all of Lot 123 and the northerly 20 feet of Lot No. 124 of the McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said parts of Lots 122 and 124 and all of Lot 123 together front 60 feet on the easterly side of Ivins Street and run back between parallel lines 128 feet to an abandoned alley.

BEING the same property conveyed to Eric T. Collins and wife, Victoria L. Collins by Deed from Casey M. Cook, an unmarried man, of record in Book 9581, Page 9, 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 assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 407 Avondale Drive, Nashville, TN 37206
(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 13th day of January 19 00

ERIC T. COLLINS

VICTORIA L. COLLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC T. COLLINS AND WIFE, VICTORIA L. 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 NASHVILLE, Tennessee, this 13th day of January, 19 00.

Commission expires May 27, 2001

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