44
L.T.

Instr:200006010054389 Page: 1 OF 2
REC'D FOR REC 06/01/2000 9:44:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $231.25

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Paul J Collins
Affiant

Subscribed and sworn to before me, this 31st day of May, 2000.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:

Paul J. Collins
4425 Westlawn Dr., #C302
Nashville, TN 37209

Send Tax Bills To:

First Union Mortgage Corp.
1100 Corporate Center Dr.
Raleigh, NC 27607

Map-Parcel Number:

103-08-0A 056.00
25W 12055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAGDISH M. ENGINEER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAUL J. COLLINS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-302 of Westlawn Green, a horizontal property regime established by a Master Deed of record in Book 5238, page 863, Register's Office for said County, and subsequently amended at Book 5266, page 22, Register's Office for said County, the plat of which is of record in Book 5200, page 23, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jagdish M. Engineer by deed from Sara Shea Davis, of record in Book 10156, page 803, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5238, page 863, as amended aat Book 5266, page 22 and Book 6748, page 423, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 23, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 4425 Westlawn Dr., #C-302, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of May, 2000.

Jagdish M. Engineer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAGDISH M. ENGINEER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2000.

Notary Public

My Commission Expires: 10/25/2003