RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39162 BOK 7

Instr:200008020076595 Page: 1 OF 2
REC'D FOR REC 08/02/2000 2:35:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF JULY, 2000

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Anderson 1401 McKennie Avenue Nashville, TN 37206	SAME	83-2-15 27W-24670

FOR AND IN 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,

K. CLARK COLLINS, JR. AND WIFE, MARTHA COLLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JENNIFER A. ANDERSON, UNMARRIED

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:

Being Lot No. 16 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22 of the Register's Office for Davidson County, Tennessee, said Lot No. 16 fronts 50 feet on the north side of McKennie Avenue and runs back between parallel lines 174 feet to an alley, the westerly line of lot No. 16 being the easterly margin of 14th Street.

Being the same property conveyed to K. Clark Collins, Jr. and wife, Martha Collins by deed from Grand Canyon Properties, LLC, dated May 14, 1999, and recorded in Book 11481, Page 198.

Unimproved ( )
This is improved (X) property known as 1401 MCKENNIE AVE., NASHVILLE, TN 37206
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 this 27th day of July, 2000

X _____
K. CLARK COLLINS, JR.

X _____
MARTHA 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 K. Clark Collins, Jr. and wife, Martha Collins the 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 and official seal at Nashville, Tennessee, this 7th day of July, 2000.

Commission Expires: 5/26/02

Notary Public

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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public