RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNI15843

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 97,700.00

Affiant

Subscribed and sworn to before me, this 8th day of August 2000

My commission expires: 1-26-2002

Notary Public

JENNY STICHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Instr:200008180081909 Page: 1 OF 2
REC'D FOR REC 08/18/2000 12:27:12PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $361.49

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
3245 CLOVERWOOD DR DONELSON, TN	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 096-12-0/030.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JACQUELINE MILLER, AN UNMARRIED WOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

CHARLES COLLINS AND WIFE, JO ANNA COLLINS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF HICKORY BEND, SECTION 1, OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 31 FRONTS 83 FEET ON THE SOUTH SIDE OF CLOVERWOOD DRIVE AND RUNS BACK 145 FEET ON THE WEST LINE AND 128.5 FEET ON THE EAST LINE OF A DEAD LINE IN THE REAR ON WHICH ITS MEASURES 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE MILLER, BY QUITCLAIM DEED FROM LARRY W. MILLER, DATED MARCH 18, 1994, AND RECORDED MARCH 23, 1994 IN BOOK 9256, PAGE 991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3245 CLOVERWOOD DR, DONELSON, TN

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS, 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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of August, 2000.

Jacqueline L. Miller

State of ~~Tennessee~~ Washington
County of King

On this 8th day of August, 2000, before me personally appeared Jacqueline C. Miller to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged ~~that~~ execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

8-1-02

Sharon R. Kuehle
Notary Public

STATE OF WASHINGTON
NOTARY PUBLIC

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.