Davidson County DEEDWARR
Recvd: 12/04/00 14:30 2pgs
Fees:11.00 Taxes:481.00
20001204-0118936

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 20 00

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 9-11-2001

(AFFIX SEAL)

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooks D. Collier, Jr. (NAME) | Bank of America (NAME) | MAP 105-13 |
| 913 Waldkirch Avenue (ADDRESS) | 5160 Parkstone Dr. #190 (ADDRESS) | PARCEL 368 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Chantilly, VA 20151 (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, Della Hall, Edward A. Sadler, Sr., Edward A. Sadler, Jr. and Wayne E. Sadler, heirs of the Estate of Edna Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooks D. Collier, Jr. and wife, Shannon S. Collier

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. 10, on the Map of E.L. Holt's Subdivision of Lot No. 6, Schmidt Property, Waverly Place, as of record in Book 547, Page 71, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to James R. Jenkins and wife, Edna Jenkins, by deed from Fannie Forsee Uselton, Maude Forsee and Ethel Forsee Prichard, of record in Book 4110, Page 988, said Register's Office. The said James R. Jenkins and Edna Jenkins now being deceased with the said James R. Jenkins having predeceased Edna Jenkins.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 547, Page 71, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 913 Waldkirch Avenue, Nashville, TN 37204
(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 17th day of November, 20 00

Della Hall

Edward A. Sadler, Jr.

Edward A. Sadler, Sr.

Wayne E. Sadler

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

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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(or proved to me on the basis of satisfactory evidence) 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Della Hall, Edward A. Sadler, Sr. and Edward A. Sadler, Jr. and Wayne E. Sadler, heirs of the Estate of Edna Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are heirs of the Estate of Edna Jenkins and as such heirs they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee the 17th day of November, 2000.

My Commission Expires: 3/24/01

Patricia Nicholls

