THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/27/00 08:09 2pgs
Fees:11.00 Taxes:458.80
20001227-0125840

ADDRESS NEW OWNER:
Lloyd W. Mullens, et ux
210 Disspayne Drive
Nashville, TN

MORTGAGEE:
Coldwell Banker Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 85-14
Parcel 27
FB # 3DZ-65284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Virginia A. Collier, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lloyd W. Mullens and wife, Linda J. Mullens,** 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 Lot No. 3 on the Plan of Stanford Country Club Estates, Section 1, as of record in Book 2900, page 50, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Virginia A. Collier, by deed from Morris Allen Duke and wife, Louise M. Duke, as of record in Book 9725, page 152, Register's Office for Davidson County, Tennessee.
>
> Frank Collier, spouse of Virginia A. Collier, joins in this conveyance to transfer any marital interest he may have in said property.

This is improved property known as 210 Disspayne Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2993, page 109; easements, covenants and conditions as shown on the Plan of record in Book 2900, page 50; and an easement for sewers as of record in Book 5250, page 693; all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 20th day of December 2000.

Virginia A. Collier
VIRGINIA A. COLLIER

Frank Collier
FRANK COLLIER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia A. Collier and Frank Collier**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 20th day of December 2000.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$124,000.00.**

Lloyd W. Mullens
AFFIANT

Subscribed and sworn to before me this 20th day of December 2000.

Dean Robinson
NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/24/03