Davidson County DEEDWARR
Recvd: 01/03/01 10:50 2pgs
Fees:11.00 Taxes:403.30

20010103-0000881

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WARRANTY DEED

This Indenture made this **28th** day of **December, 2000** between **John W. Mathews, Jr. and wife, Myrtis O. Mathews, ,** GRANTOR, and **Robert D. Collins Jr., unmarried, and Caroleigh R. Collins, married, joint tenants with right of survivorship ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hunters Branch Section Two-A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 90.34 feet on the northerly margin of Hunters Branch Road and extends back 111.40 feet on the easterly line and 114.87 feet on the westerly line to a dead line in the rear measuring 40 feet thereon.

Being the same property conveyed to John W. Mathews, Jr. and wife, Myrtia O. Mathews by Warranty deed from Philhall Corp. of record in Book 7054, page 583, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6601, page 7, and Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1457 Hunters Branch Drive, Antioch, Tennessee 37013.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **December, 2000.**

John W. Mathews, Jr.

Myrtis O. Mathews

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Mathews, Jr. and Myrtis O. Mathews, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of December, 2000.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $109000

Affiant

Subscribed and sworn before me this 28th day of December, 2000.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Robert D. Collins Jr.
1457 Hunters Branch Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Mortgage Investors Group, LP
8320 E. Walker Springs Lane
Knoxville, Tennessee 37923

Map & Parcel Number:

Map 172 Group 08-O-A Parcel 105