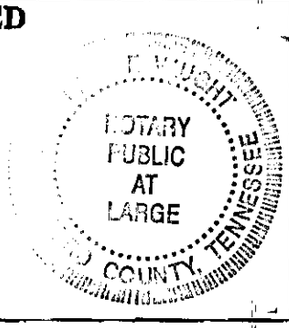
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-22-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., #16 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Klete Collins and Michele Collins	Saxon Mortgage, Inc.	
(NAME) 315 37th Avenue	(NAME) 4880 Cox Road	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Glen Allen, VA 23060	92-13-308
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **B & J-M Trust #2**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Klete Collins and Michele Collins, husband and wife** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land described in Davidson County, Tennessee, being the northly part of Lots No. 1, 2 & 3 on the plan of the Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County, being that part of Lot No. 80 on the Shields New West Nashville Plan, not included in the street, said plan being of record in Book 57, page 77, said Register's Office, described as follows:

Beginning at the southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the southerly margin of Elking Avenue; westerly 131 feet, more or less, to the easterly margin of an alley shown on said Shield's southerly line of said lots, eastelry 132.2 feet, more or less, to the westerly margin of 37th Avenue North; thence with the westerly margin of said Avenue, northwardly 45 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to B & J-M Trust #2 by Warranty Deed of record in Book 11250, page 930, Register's Office of Davidson County, Tennessee.

Subject to easement in Book 11250, page 927; any and all matters as shown on plat of record in Book 57, page 77; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 315 37th Avenue Nashville TN 37209
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 14th Day of March, 2001.

Davidson County DEEDWARR
Recvd: 03/20/01 11:01 2pgs
Fees:11.00 Taxes:647.50

20010320-0026634

B & J-M Trust #2

BY: Betty Martin, Trustee
Betty Martin, Trustee

B & J-M Trust #2

By: John Martin, Trustee
John Martin, Trustee

STATE OF TENNESSEE **COUNTY OF RUTHERFORD**

Personally appeared before me, a Notary Public in and for said County and State, Betty Martin and John Martin with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of B & J-M Trust #2, the within-named bargainor, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of B & J-M Trust #2 by the said Betty Martin and John Martin as such Trustees.

Witness my hand and official seal this the 14th day of March, 2001.

Lynn F. Vaught
Notary Public

My Commission Expires: 1-22-2003

