This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
J. Patrick McKennon
2309 Grandview Ave.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

MAP **118-04-0**
GROUP
PARCEL **328 & 329**

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 and sufficiency of which are hereby acknowledged, **William R. Collins, Sr. and William R. Collins, Jr.,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **J. Patrick McKennon and wife, Kathryn C. McKennon**, 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:

See Exhibit A attached hereto.

JOY. F. COLLINS, wife of William R. Collins, Sr., joins in this conveyance to transfer all her right, title and interest in subject property to the Grantees herein.

BRENDA L. COLLINS, wife of William R. Collins, Jr., joins in this conveyance to transfer all her right, title and interest in subject property to the Grantees herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2309 Grandview Ave., Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/21/01 15:27 3pgs
Fees:15.00 Taxes:610.50
20010521-0052505

WITNESS our hands this the 16th day of May, 2001.

William R Collins Sr
by Hal Kearns
ATTY in Fact

William R. Collins, Sr., by Hal Kearns, Attorney in Fact

William R. Collins, Jr., by Hal Kearns, Attorney in Fact

Joy F. Collins
by Hal Kearns ATTY in Fact

Joy F. Collins, by Hal Kearns, Attorney in Fact

Brenda L Collins
by Hal Kearns ATTY in FACT

Brenda L. Collins, by Hal Kearns, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Hal Kearns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact for **William R. Collins, Sr., Joy F. Collins, William R. Collins, Jr. and Brenda L. Collins,** and that as such Attorney in Fact he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of the Subdivision of Lot "A" in Grandview Heights as of record in Book 161, page 169, said Register's Office.

Said lot No. 431 fronts 50 feet on the westerly side of Grandview, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William R. Collins, Sr. and William R. Collins, Jr. by deed from John Sneed Jones, Jr. and wife Brenda H. Jones of record in Book 6939, page 480, said Register's Office.

Included in the above description by expressly EXCLUDED therefrom is that part of Lot No. 431 conveyed to the State of Tennessee by instrument of record in Book 4414, page 112, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being Lots No. 432 and 433 on the Plan of the Subdivision of Block "A" of Grandview Heights as of record in Book 161, page 169, said Register's Office.

Said lots No. 432 and 433 front together 100 feet on the westerly side of Grandview, formerly Caldwell Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to William R. Collins, Sr. and William R. Collins, Jr. by deed from Marilyn Mays Taylor and husband Brown Taylor of record in Book 6941, page 719, said Register's Office.

Included in the above description by expressly EXCLUDED therefrom is that part of Lot Nos. 432 and 433 conveyed to the State of Tennessee by instrument of record in Book 4381, page 401, said Register's Office.

J.P.M.