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

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $343,000.00

M Catherine Dundon
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR./MRS. ALAN E. COLLINS	Owner	131-06-0
119 Abbeywood Drive		30.00 CO
Nashville, Tennessee 37215		07DA92678

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, M. CATHERINE DUNDON, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALAN E. COLLINS AND WIFE, SONYA R. COLLINS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 119 Abbeywood Drive, Nashville, Tennessee 37215.

This is not now nor has it ever been the principal residence of James Lynn Jackson, spouse of M. Catherine Dundon.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2001.

M Catherine Dundon
M. CATHERINE DUNDON

Davidson County DEEDWARR
Recvd: 05/25/01 09:22 2pgs
Fees:11.00 Taxes:1269.10
20010525-0054612

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. CATHERINE DUNDON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2001.

My Commission Expires:

JESSE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Burton Hills, Village of Abbeywood, Tract 21, as of record in Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Catherine Dundon by deed from Zaring Homes, Inc., an Ohio corporation of record in Book 8542, page 720, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, made applicable in Book 7146, page 188, Book 7146, page 193, and amended in Book 9790, page 987; (3) Easements of record in Book 3702, page 250; (4) Charter of record in Book 6517, page 511, amended in Book 6921, page 214, Book 7189, page 72, Book 6517, page 505, amended in Book 6921, page 216, Book 6665, page 21, amended in Book 6921, page 210; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, BOok 7147, pages 411 and 416; (6) Assignments of record in Book 8967, page 727 and Book 9193, page 523; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423, said Register's Office.