(1)

Box 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 17227

Davidson County DEEDWARR
Recvd: 06/20/01 15:40 3pgs
Fees:15.00 Taxes:943.50
20010620-0065611

WARRANTY DEED

Name and Address of New Owner:
Benjamin F. Radcliff and Amy L. Radcliff
1023 - 15th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
SunTrust Mortgage Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:
1023-15th Avenue South
Nashville, Tennessee 37212

Map-Parcel No:
Map 105-1
Par. 148.00

FOR AND IN CONSIDERATION 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, **KENNETH CLARKE COLLINS, JR. AND WIFE, MARTHA A. COLLINS,** hereinafter called **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN F. RADCLIFF AND WIFE, AMY L. RADCLIFF,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 105 in Subdivision of Lots Nos. 74, 75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, in the Register's Office for Davidson County, Tennessee, and the southerly corner of Lot No. 44 in the B.F. Shields and wife's Plan of Lots, of record in Book 57, page 31, in said Register's Office, described together as follows:

Beginning on the westerly margin of 15th Avenue, formerly Bowles Street, at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots, 140.6 feet to the beginning.

Being the same property conveyed to Kenneth Clark Collins, Jr. and wife, Martha A. Collins, by Deed from Grand Canyon Properties, LLC, of record in Book 11669, page 342, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated between the parties and assumed by the Grantees herein;

2. All matters shown on the Plan of record in Book 21, page 83 and Book 57, page 31, Register's Office for Davidson County, Tennessee;

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, has 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, 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 15th day of June, 2001.

KENNETH CLARKE COLLINS

MARTHA A. COLLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 2001, before me personally appeared Kenneth Clarke Collins and wife, Martha A. Collins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2001.

NOTARY PUBLIC

My commission expires:_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE