RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP40650 FILE BOX "7"**

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 03/04/02 11:46 2pgs
Fees:13.00 Taxes:2571.50

20020304-0026774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 695,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **28TH DAY OF FEBRUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC TENN. NASHVILLE DAVIDSON COUNTY N. D. MAZER

**THIS INSTRUMENT WAS PREPARED BY:**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **KATHRYN T. MENEFEE**<br>**1 Breckenridge**<br>**Nashville, TN 37215** | **SAME** | **158-4-A-125**<br>**FH 26093** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, STEVEN E. COLLIER and wife, ALLISON COLLIER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN T. MENEFEE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

**LAND in Davidson County, Tennessee, being Lot No. 67 on the Minor Revision Lots 60 and 67, Section Three, of Otter Wood Subdivision, Section 3, a Planned Unit Development, as of record in Plat Book 8250, Page 762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Steven E. Collier and wife, Allison Collier, by deed from Ray A. Story and wife, Suzanne M. Story, of record in Instrument No.: 20000828-0084506, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7260, Page 483, as amended in Book 8762, Page 199, and Book 10954, Page 905, said Register's Office; easements and setback lines as set forth on the above plan; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

**Unimproved ( )**
This is improved ( **X**) property, known as **1 Breckenridge, Nashville, Tennessee 37215**

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 we do covenant with the 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 representatives, 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 28TH DAY OF FEBRUARY, 2002.**

**STEVEN E. COLLIER**

**ALLISON COLLIER**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEVEN E. COLLIER and wife, ALLISON COLLIER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26/02

