STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of May, 2002.

RUSSELL JOHN M... NOTARY PUBLIC AT LARGE AUG. 14, 2003 WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/21/02 11:22 2pgs
Fees:13.00 Taxes:347.80
20020521-0061869

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peggy J. Hunter
243 Collier Avenue
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
119-140-016.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Ann Collins, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Peggy J. Hunter, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Beginning in the southerly margin of Collier Avenue at the front common corner of Lots No. 18 and 19 of said Block "E" said Lot No. 18 having been conveyed to William Rufus Carter, Jr. and wife, by deed from A. S. Johnson and wife, of record in Book 1916, Page 303, Register's Office for said County; thence with the line between said Lot Nos. 18 and 19 and along the westerly line of said Carter's property southwardly 155.5 feet to the common corner of Lots No. 11, 12, 18 and 19 of said Block "E", said Lot No. 11 having been conveyed to Ben F. Sells, Jr. and wife, by deed from Benjamin F. Sells, Sr. and wife, of record in Book 5253, Page 394, said Register's Office; thence with the line between Lots No. 11 and 19 and along the northerly line of said Sells' property westwardly 75 feet to the common corner of Lots No. 10,11, 19 and 20 of said Block "E", said Lot No. 20 having been conveyed to Lester G. Acton and wife, by deed from Ken W. Jones and wife, of record in Book 4942, page 155, said Register's Office; thence with the line between said Lots No. 19 and 20 and along the easterly line of said Acton's property northwardly 155.5 feet to

the southerly margin of Collier Avenue; thence with the southerly margin of Collier Avenue eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Rebecca Ann Collins, unmarried by Warranty Deed from Margie B. Wilburn, unmarried, of record in Book 10137, page 836, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 243 Collier Avenue, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 17th day of May, 2002.

Rebecca Ann Collins

Rebecca Ann Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ann Collins, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2002.

Notary Public

My Commission Expires:

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. COMMISSION EXPIRES AUG. 14, 2005

05388-BP