WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 11:26 2pgs
Fees:13.00 Taxes:335.37

20021011-0125069

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,640.00

Leana P. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2002.

Deborah Dennis
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

#373
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leana P. Kennedy	Union Planters Bank	52-3-24
(NAME)	(NAME)	
430 Kinsey Blvd.	P.O. Box 2127	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38101-2127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Barry L. Collins, and wife, Emily S. Collins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leana P. Kennedy, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, and described according to a copy of a survey made by R.B. Brantley, Jr. and E. Medlin, Surveyors, dated September 23, 1985, as follows:

Said Lot No. 21 fronts 50.4 feet on the proposed westerly margin of Kinsey Boulevard as relocated and extends back between lines, 154.2 feet on the northerly side of and 150 feet on the southerly side, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Barry L. Collins and wife, Emily S. Collins, by Deed from Commercial Federal Mortgage Corporation of record in Book 8576, Page 957, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 430 Kinsey Blvd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 29th day of August, 2002.

Barry L. Collins

Emily S. Collins

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 Barry L. Collins and Emily S. Collins, 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 29th day of August, 2002.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public