Return To:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

RECORD & RETURN TO:

Davidson County DEEDWARR
Recvd: 12/20/02 14:57 2pgs
Fees:13.00 Taxes:580.53
20021220-0157665

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $156,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF DECEMBER, 2002.

NOTARY PUBLIC

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19233SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Albert W. Collins<br>Jamila H. Collins<br>1536 Andchel Drive<br>Hermitage, TN 37076 | New Owner | 86-8-121 |

**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, The Convention of the Protestant Episcopal Church in the Diocese of Tennessee, a Tennessee not-for-profit corporation, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Albert W. Collins and wife, Jamila H. Collins, 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 Lot No. 334, on the Plan of Camden Woods, Phase 1, as of record in Plat Book 6900, pages 697 and 698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to The Convention of the Protestant Episcopal Church in the Diocese of Tennnessee, a non-profit corporation, by deed from Bhupen Narsinh and wife, Jagruit Narsinh, of record in Book 10368, page 870, Register's Office for Davidson County, Tennessee.

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

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and subsequent property taxes.

This property is also known as improved property located at 1536 Andchel Drive, Hermitage, TN 37076.

**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 14th day of December, 2002.

**The Convention of the Protestant Episcopal Church in the Diocese of Tennessee:**

**By:** + Bertram N. Herlong

**Title:** Bishop/President

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On this 14th day of December, 2002, before me, the undersigned, a Notary Public of said County and State, personally appeared Bertram N Herlong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Bishop/President (or other officer authorized to execute the Instrument) of The Convention of the Protestant Episcopal Church in the Diocese of Tennessee, the within named bargainor, a Tennessee not-for-profit corporation, and that he as such Bishop/President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Bishop/President.

Witness my hand and official seal this 14th day of December, 2002.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE