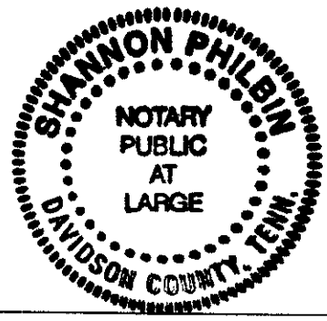
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$505,832.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Collins Sr.	**Michael E. Collins Sr.**	**103-12-227**
(NAME) **4000 West End Avenue #103**	(NAME) **4000 West End Avenue #103**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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, **MARJORIE M. CRONIN AND ELIZABETH M. CLEMENTS AS CO-EXECUTORS FOR THE ESTATE OF VIRGINIA MOUGHON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. COLLINS, SR. AND WIFE, MARVA E. COLLINS**, 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 Unit 103 and the parking spaces and storage area designated and assigned to Unit 103 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, to which instruments reference is made for a complete legal description.

Being a part of the same property conveyed to Rochford Realty and Construction Company by deed from Jacksonian-Trinity, a Tennessee General Partnership of record in Instrument No. 20020326-0036566 and further conveyed to Virginia Moughon, married by deed from Rochford Realty and Construction Company, a Tennessee Corporation of record in Instrument No. 20020411-0044899 Register's Office for Davidson County, Tennessee and further conveyed to Virginia Moughan, married by deed from Rochford Realty and Construction Company, a Tennessee Corporation of record in Instrument No. 20020411-0044899 Register's Office for Davidson County, Tennessee. The said Virginia Moughon, having since died on May 20, 2002, leaving a Last Will and Testament of Record in Will Book 4038, Page 744947 Probate Court Clerk's Office of Davidson County, under the terms of which any real property was to be disposed of as part of the Probate Estate in accordance with the provisions of Item #3 under the aforesaid Will, the Grantors herein having been named as Co-Executors thereunder and are acting in their capacities as such in accordance with the powers granted to them in said Will.

This conveyance is subject to any and all existing easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 02/05/03 15:53 2pgs
Fees:13.00 Taxes:1871.58

20030205-0016237

unimproved ☐

This is improved ☒ property, known as **4000 West End Avenue #103, Nashville, TN 37205**

(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 hand this 31st day of January, 2003.

Estate of Virginia B. Moughon

By: Marjorie M. Cronin Co-Executor

Marjorie M. Cronin, Co-Executor

Elizabeth M. Clements Co-Executor

Elizabeth M. Clements, Co-Executor

STATE OF TENNESSEE

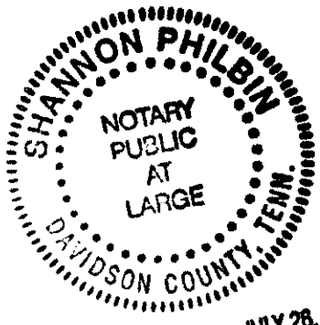
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie M. Cronin and Elizabeth M. Clements, Co-Executors for the Estate of Virginia Moughon, 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 31st day of January, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003