RECORD & RETURN TO:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

File Box 9-B

Davidson County DEEDWARR
Recvd: 02/27/03 10:17 2pgs
Fees:13.00 Taxes:843.23

20030227-0026045

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF FEBRUARY, 2003.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY:
William T. Chapman, IV., Esq.
FIRST TITLE AND ESCROW COMPANY, INC.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20118

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael E. Collins Karen Louise Collins 4607 Park Avenue Nashville, TN 37209	Suntrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	091.16-051.00

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, **CARY WOODSON BLANKENSHIP, A/K/A CARY W. BLANKENSHIP AND WIFE, MARY ANN P. BLANKENSHIP, A/K/A MARY ANN BLANKENSHIP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey **UNTO MICHAEL E. COLLINS AND WIFE, KAREN LOUISE 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 described as follows:

Part of Block "B" on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plan Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

Said part of said Block "B" herein conveyed, begins in the southerly margin of 1st or Park Avenue at a point 53 feet easterly from the southeast corner of 6th street, now 47th Avenue North, and 1st or Park Avenue, and runs thence easterly from the southeast corner of 6th Street, now 47th Avenue North, and 1st or Park Avenue, and runs thence easterly from the southeast corner of 6th Street, now 47th Avenue North, and 1st or Park Avenue, and runs thence easterly along the southerly margin of said 1st or Park Avenue 47 feet to a point; thence southerly at right angles to 1st or Park Avenue 150 feet to the northerly margin of an alley; thence along the northerly margin of said alley in a westerly direction 47 feet to a point; thence northerly at right angles to said alley 150 feet to the southerly margin of 1st or Park Avenue, the beginning point.

Being the same property conveyed to Cary W. Blankenship and wife, Mary Ann Blankenship by deed from Joseph P. Agee and wife, Shannon B. Agee of record in Book 11685, page 290, said Register's Office.

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

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
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
3. All matters appearing on the Plan of Record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4607 Park Avenue, Nashville, TN 37209.

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 21ST day of February, 2003.

Cary Woodson Blankenship

Cary Woodson Blankenship

Mary Ann P. Blankenship

Mary Ann P. Blankenship

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 21, 2003, before me personally appeared Cary Woodson Blankenship and Mary Ann P. Blankenship to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 21ST day of February, 2003.

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 30, 2006