T 360.75
1.00
10.00
2.00
373.75

Davidson County DEEDWARR
Recvd: 06/23/03 15:14 2pgs
Fees:13.00 Taxes:360.75

Prepared by:
Brian Derryberry
121 Holiday Court
Franklin, TN 37067

----------[Space Above Res 20030623-0086466]----------

WARRANTY DEED

THIS DEED, made this 19 day of March, 2002 between

Mark Collings 3221 Forest Breeze Antioch TN 37013
Being One in the Same as Mark David Collings being Unmarried
the grantor, whose address is and

Brian Derryberry D.B.A. Solutions in Real Estate
the grantee, whose address is 121 Holiday Ct. Franklin, TN 37067

WITNESSETH, that the grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain sell, convey and confirm unto the grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situate and being in the County of Davidson, State of Tennessee, described as follows: LOT Number 19J (Parcel 238 on Property Map, 150-10) on the Plan of Section 1-B, Lake Town Park, of record in Plat Book 6900, page 674, as revised by Surveyor's Certificate of Correction of record in Book 7697 page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more Complete description.

Also known as street and number 3221 Forest Breeze Antioch, TN 37013
Being the same property conveyed to Grantor as Instrument No. 20000809002458 7, said Register's Office
TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of the ensealing and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to 19 of March, 2002, a lien not yet due and payable.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Mark Collings

STATE OF) Tennessee
)ss:
COUNTY OF) Davidson

On March 19, 2002, before me, Michelle D. Willis, a notary public in and for said state personally appeared Mark Collings / Brian Derryberry personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Michelle D. Willis
NOTARY PUBLIC
My commission expires My Commission Expires JAN. 29, 2005

[NOTARY SEAL]

MICHELLE D. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF June, 2007.

NOTARY PUBLIC

My Commission expires: July 24, 2005

CHRISTOPHER L. FREESE
NOTARY PUBLIC AT LARGE
ANDERSON CO. TENN.
MY COMM. EXP.