Davidson County DEEDQC
Recvd: 09/25/03 08:38 3pgs
Fees:22.00 Taxes:0.00
20030925-0141967

This Instrument Prepared by
**BROKERS ESCROW SERVICES, INC.**
**P. O. BOX 140255**
**211 DONELSON PIKE, SUITE 2**
**NASHVILLE, TENNESSEE 37214**

ADDRESS NEW OWNER:
**James S. Collins and Sam W. Collins,**
P.O. Box 145
Hermitage, TN 37076
MORTGAGEE:

SEND TAX BILL TO:
**Owner**

MAP **135-09**
PARCEL **6**

**PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION.**

# QUITCLAIM DEED

For and in consideration of One Dollar and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **James S. Collins and Sam W. Collins**, as tenants in common, each owning a ½ undivided interest. We **James S. Collins, Sam W. Collins and Hazel M. Collins** by these presents do hereby quit claim, grant and convey unto **David J. Waynick**, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

A certain Tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 5 on the Plan of Una Manor Subdivision, Section 2, of record in Book 2900, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 120 feet on the northerly margin of Forges Drive and runs back between parallel lines, measuring 253 feet to a dead line in the rear.

Being the same property conveyed to James S. Collins, an undivided .5% interest as joint tenants with right of survivorship with Hazel M. Collins, and Sam W. Collins, an undivided .5% interest as joint tenants with right of survivorship with Hazel M. Collins, by Quitclaim deed from Hazel M. Collins of record in Instr # 20021002-0119834 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2018 Forges Drive, Nashville, Tennessee 37217.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ None.

Affiant

Subscribed and sworn to before me this 3rd day of Sept., 2003.

Notary Public
Comm. Exp. 1-25-05

NOTARY PUBLIC AT LARGE

And now, I, the said David J. Waynick, Trustee, for the express purpose of

carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **James S. Collins and Sam W. Collins**, as tenants in common, each owning a ½ undivided interest, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF** I have hereunto set my hand on this the 3rd day of Sept, 2003.

Hazel M Coll
James S Coll P.O.A
Hazel M. Collins by James S. Collins, Power of Attorney

Hazel M. Collins by Sam W. Collins P.O.A
Hazel M. Collins by Sam W. Collins, Power of Attorney

James S Coll
James S. Collins

Sam W Coll
Sam W. Collins

_____, Trustee

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 **James S. Collins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of Sept., 2003.

Notary Public My commission expires: 1-25-05

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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 **Sam W. Collins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of September, 2003.

Notary Public My Commission expires: 1-25-05

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee
County of Davidson

Personally appeared before me, a notary public, of the State and County aforesaid, personally appeared **James S. Collins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Power of Attorney for the within named bargainor, **Hazel M. Collins** and that **James S. Collins,** as such Power of Attorney , executed the foregoing instrument for the purpose therein contained, by signing the name of the **Hazel M. Collins,** himself, as Power of Attorney.

Witness my hand and official seal this the 3rd day of Sept, 2003.

Notary Public My Commission expires: 1-25-05

State of Tennessee

County of Davidson

Personally appeared before me, a notary public, of the State and County aforesaid, personally appeared **Sam W. Collins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Power of Attorney for the within named bargainor, **Hazel M. Collins** and that **Sam W. Collins** as such Power of Attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Hazel M. Collins,** himself, as Power of Attorney.

Witness my hand and official seal this the 3rd day of Sept, 2003.

Notary Public My Commission expires: 1-25-05

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 David J. Waynick, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September 2003.

Notary Public My Commission expires:

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires June 26, 2005