File [redacted]30216

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

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00.

Carrie Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2003.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margot L. Collins a single person,	Fifth Third Bank	Map: 73-13-80.00
(NAME) 1511 Wendell Avenue	(NAME) 810 Crescent Center Dr., Suite 100	Parcel:
(ADDRESS) Nashville TN 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHELLEY R. ALLEN, FORMERLY KNOWN AS SHELLEY A. HOLMES, A MARRIED PERSON,,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MARGOT L. COLLINS A SINGLE PERSON,** hereinafter called the GRANTEE, her 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 all of the westerly 175 feet of Lot Nos. 71 to 74, inclusive, of Block "A" on the Map of David Heights, as shown by plat appearing of record in Plat Book 843, Page 104-105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Shelley A. Holmes, now known as Shelley R. Allen, by Warranty Deed dated October 5, 2001 of record in Instrument No. 20011023-0115752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 843, Page 104-105; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1511 Wendell Avenue, Nashville, TN 37206
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 16th day of December, 2003.

Shelley R. Allen
Shelley R. Allen

Troy L. Fox
Troy L. Fox

Davidson County DEEDWARR
Recvd: 12/29/03 11:49 2pgs
Fees:13.00 Taxes:386.65
20031229-0183086

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Shelley R. Allen and husband, Troy L. Fox, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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