WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Collins, Jr. (NAME)	Franklin American Mortgage (NAME)	MAP 072-02
3703 Baxter Avenue (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	PARCEL 092.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Robert B. Huffine and William H. Dorris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence Collins, Jr., Married

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 Lot No. 58 on the Plan of E.B. Craig's Subdivision on the Crownover Property on the Gallatin Road of record in Plat Book 874, page 640, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING part of the same property conveyed to William H. Dorris, unmarried, and Robert B. Huffine, married, by Warranty Deed dated March 21, 2003, from David Shearon, unmarried, of record at Instrument No. 20030331-0041532, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

~~Lawrence Collins joins in this conveyance to relinquish any and all right~~

This property is not the principal residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 3703 Baxter Avenue, Nashville, TN 37216
(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 our hand, sic, this 21st day of April, 2004

Robert B. Huffine

By: William H. Dorris, Attorney-in-fact

William H. Dorris

Davidson County DEEDWARR
Recvd: 04/22/04 12:19 2pgs
Fees:13.00 Taxes:406.63

20040422-0045774

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 William H. Dorris

the bargainor s, 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 Goodlettsville, Tennessee, this 21st day of April 2004.

Commission expires _____

Notary Public

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On the 21st day if April, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared William H. Dorris, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Robert B. Huffine, as His Attorney in Fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Robert B. Huffine.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day April, 2004.

Notary Public

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006