20146

(2)

B0436

WARRANTY DEED

G-VRE-04-1417

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBYN RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC

2012 21st Avenue South

NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Lester	AmSouth Bank	
1417 Graybar (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	117-12-167
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH CLARK COLLINS, JR. AND WIFE, MARTHA A. COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL LESTER UNMARRIED REBECCA BELL UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42, Block M on the Plan of Maplehurst Subdivision, as of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth Clark Collins, Jr. and wife, Martha A. Collins by deed dated July 31, 1984 and filed for record August 6, 1984 in Book 6353, page 746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 06/29/04 15:15 2pgs
Fees:13.00 Taxes:2212.80

20040629-0077236

unimproved ( )
This is improved (X) property, known as 1417 Graybar, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 25th day of June, 2004.

Kenneth Clark Collins, Jr. by Martha A Collins atty in fact
Kenneth Clark Collins, Jr.

Martha A Collins
Martha A. Collins

STATE OF Tennessee
COUNTY OF Davidson

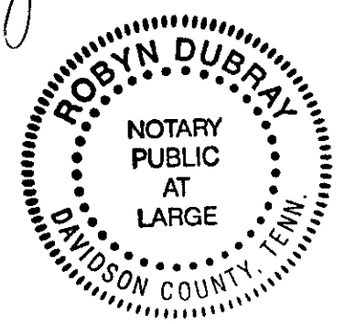
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Clark Collins, Jr. and Martha A. Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903