REALTY TITLE 15
Box 48A

Return To:
Realty Title & Escrow
4721Andrew Jackson Parkway
Hermitage, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,958.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2004.

Notary Public
My commission expires: 11/27/06

06-0408-71380

Address of New Owner:	Send Tax Bills to:	Tax Information
Maxie Allyne Patterson, Jr.	GN Mortgage, LLC	092-090
3023 Indiana Avenue (Duplex)	2606 Corporate Ave., Suite 215	109.00
Nashville TN 37209	Memphis, TN 38132	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Collier, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Maxie Allyne Patterson, Jr.**, hereinafter called the Grantee, his successors 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 the easterly one-half of Lot No. 28 on the Map of A.W. Willis' Subdivision of part of the Barrow Lands, as of record in Plat Book 161, page 107, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Collier by deed from B.B. Doubleday, Jr., married, dated 9/5/02, of record in Inst. No. 200209230116020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

This property is improved property known as 3023 Indiana Avenue (Duplex), Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/27/04 12:13 2pgs
Fees:13.00 Taxes:244.04

20040927-0116057

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 hand this 24th day of September, 2004.

Michael E. Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael E. Collier, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24th day of September, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

