Davidson County DEEDWARR
Recvd: 11/05/04 11:23 1pgs
Fees:13.00 Taxes:273.43

20041105-0133647

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike,
Old Hickory, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00.

Patricia K. Gober
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Tina Nichols
Notary Public

MY COMMISSION EXPIRES: 4/24/08

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, # 2A, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Titus Woods **7 Sycamore Court** **Antioch,TN 37013**	**SAME**	**162 - 160-0-A - 44**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Matthew John Collins, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Titus Woods, married** HEREINAFTER CALLED THE GRANTEES, ***His*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Condominium Apartment Building No. 9, Unit No. ~~2~~ 7 (Seven) of Mill Creek Club Condominium, Phase I, Section I, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew John Collins, unmarried, from Sandra L. Hiett and Linda Harper Harrison, Executrix of the estate of John M. Harper, heir under the will of John M. Harper by deed dated 09/12/97 recorded 09/26/97 in Deed Book 10623 at Page 385, Register's Office for Davidson County, Tennessee.

This property was not used as marital property. Billie-Ann Moore Collins hereby joins in the conveyance of this marital property by virtue of her marriage to the said Matthew John Collins to convey any and all marital interest in said property.

This is improved (X) property known as **7 Sycamore Court, Antioch, TN 37013**

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), His*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I have 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 ***do(es)*** further covenant and bind ***myself, my*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his*** 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 29th day of October, 2004

Matthew John Collins

Billie-Ann Moore Collins

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 Matthew John Collins and wife, Billie-Ann Moore Collins, the ***bargainor(s)*** 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 this 29th day of October, 2004.

Commission Expires: 5/24/08

Patricia K Gober
Notary Public:

PATRICIA K. GOBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE