(1)

File

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43463**

WARRANTY DEED

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 82,297.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-28-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GARY W. WILSON **549 Annex Avenue** **Nashville, TN 37209**	Same	**90-12-330** **8DA 26421**

FOR AND IN 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, DANIEL ALLEN COLLIER and wife, ANNA COLLIER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY W. WILSON and wife, CLAUDIA S. WILSON**

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. 31 on the Plan of Charlotte Park Annex of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the northwesterly margin of Annex Avenue and extends back 146.76 feet on the southwesterly line and 145.81 feet on the northeasterly line to a dead line in the rear, measuring 50.08 feet thereon.

Being the same property conveyed to Janet Lynn Scott and Daniel Allen Collier by deed from William E. Kelly and wife, Winnie Sue Kelly of record in Book 8669, page 329, Register's Office for Davidson County, Tennessee. The Janet Lynn Scott and Daniel Allen Collier later married and Janet Lynn Scott is now deceased. Daniel Allen Collier having since married Anna Collier and the said Anna Collier joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 549 Annex Avenue, Nashville, Tennessee 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 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 hands this 29th day of October, 2004.

X Daniel A. Collier X Anna Collier

DANIEL ALLEN COLLIER **ANNA COLLIER**

Davidson County DEEDWARR
Recvd: 11/10/04 12:53 2pgs
Fees:13.00 Taxes:304.50

20041110-0135613

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 DANIEL ALLEN COLLIER and wife, ANNA COLLIER, the bargainors, 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 Nashville, Tennessee, this the 29TH day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06