Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06

(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

P-CITY-04-3924

Davidson County DEEDWARR
Recvd: 01/03/05 11:12 2 pgs
Fees:13.00 Taxes:438.45

20050103-0000370

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne Collier	NEW OWNER (NAME)	
3924 Scotwood Dr.		133-12-227.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(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 DOUG LAWRENCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANNE COLLIER, UNMARRIED, 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. 107 on the Plan of Greenwood Hills, Section 3, as of record in Book 5050, page 10, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly side of Jasmin Drive at the common corner of Lots 106 and 107; thence with the lines between said two lots westerly 100.00 feet to a point; thence southerly 101.35 feet to a point, said point in the northerly margin of Scotwood Drive; thence with the northerly margin of said Scotwood Drive easterly 75.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 39.27 feet to the westerly margin of Jasmin Drive; thence with the westerly margin of Jasmin Drive northerly 76.35 feet to the point of beginning.

Being the same property conveyed to Doug Lawrence, married, by Special Warranty Deed from AmSouth Bank, dated October 22, 2004 and filed of record as Instrument No. 20041026-0128412, Register's Office for Davidson County, Tennessee.

GRANTOR has never occupied the above property as a principal residence.

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

unimproved ( )
This is improved (X) property, known as 3924 Scotwood Dr., Nashville, Tennessee 37211
(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 29th day of December, 2004.

Doug Lawrence

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Doug Lawrence, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2004.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959