WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Grady
THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/27/05 12:23 3 pgs
Fees:18.00 Taxes:851.00
20050127-0010143

B-4392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Wolfe	Bank of America	076-00-0-043.00
(NAME)	(NAME)	
879 Tulip Grove Road	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Barbara Bethel Collins and husband, Carlton Collins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca L. Wolfe,married 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 879 Tulip Grove Road, Hermitage, TN 37076

(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 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 14th day of January, 2005.

Pamela K Scott

Barbara Bethel Collins

Carlton Collins

STATE OF GEORGIA

COUNTY OF Lumpkin County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Bethel Collins and Carlton 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/she/they executed the within instrument for the purposes therein contained.

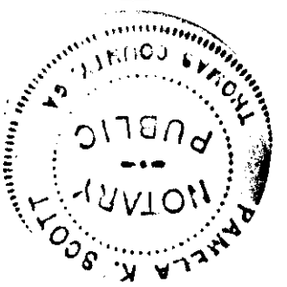
Witness my hand and official seal at Brentwood, Tennessee this 13th day of January, 2005.

[redacted]ission expires:

May 20, 2005

Pamela K Scott

[redacted]Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

EXHIBIT A

TRACT I

Land in the 4th Civil District of Davidson County, Tennessee, being a small triangle of land isolated by the relocation of Tulip Grove Road and described according to a survey by J. R. Wauford and Company, Engineers, dated March 14, 1967, Job No. 67-001, as follows:

Beginning at a point in the center line of the old abandoned Tulip Grove Road, said point being the NE corner of the Dower Tract of the Subdivision of Wm. S. Hayes Estates recorded in Minute Book 1, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 28° 20' W., 32.89 feet with the fence; N. 45° 20' W., 63.16 feet with the fence; N. 63° 04' W., 67.15 feet to a point in the center line of the present Tulip Grove Road; thence with said center line of said road on a curve as follows: S. 27° 27' E., 28.36 feet; S. 21° 27' E., 30.0 feet; S. 16° 09' E., 30.0 feet; S. 8° 18' E., 30.0 feet; S. 2° 32' E., 30.0 feet; S. 3° 23' W., 30.0 feet; S. 9° 03' W., 30.0 feet; S. 13° 53' W., 30.0 feet; A. 20° 13' W., 30.0 feet; S. 22° 33' W., 30.0 feet; S. 24° 03' W., 30.0 feet; thence N. 32° 24' E., 244.71 feet to the beginning.

TRACT II

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by J. R. Wauford and Company, Engineers dated March 14, 1967, Job N. 67-001, as follows:

Beginning at a point 376.0 fee more or less East from the NE corner of the Dower Tract on the subdivision of the Wm. S. Hayes Estates, as of record in Minute Book I, Page 369 in the County Court of Davidson County, Tennessee, and thence N. 15° 39' E., 623.70 feet with the fence to an iron pin; thence S. 82° 08' E., 625.00 feet to an iron pin; thence S. 15° 33' W., 928.90 feet to an iron pin by a 12-inch Box elder tree in the fence line; thence N. 81° 36' W., 625.29 feet to the beginning.

Being all of the same property conveyed to Barbara Bethel by Final Decree of Divorce from Billy Bethel, filed April 29, 1987, of record in Book 7218, Page 149, Register's Office for Davidson County, Tennessee.