# WARRANTY DEED

P-05-103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

James M. Walsh
Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Walsh | JP Morgan Chase Bank, N.A. | |
| 103 McLendon Ct | (NAME) 5409 Maryland Way, Suite 202 | 162-3-91 |
| (ADDRESS) Antioch, Tennessee 37013 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CORNELIUS C. COLLINS AND WIFE KAREN A. COLLINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES M. WALSH AND WIFE CHRISSA J. WALSH, hereinafter called the Grantees, 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. 130 on the Plan of Colewood Hills Section One, of record in Book 4300, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description therein.
Being the same property conveyed to Cornelius C. Collins and wife Karen A. Collins by Deed from Zack Cheek Builders, Inc., dated 4/1/1975 of record in Book 4901, page 74, Register's Office for Davidson County, Tennesee.

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

unimproved ( )
This is improved (X) property, known as 103 McLendon Ct, Antioch, Tennessee 37013
(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 my/our hand(s) this 13th day of June, 2005.

Cornelius C. Collins

Karen A. Collins

Davidson County DEEDWARR
Recvd: 06/15/05 10:03 2 pgs
Fees:13.00 Taxes:603.10

20050615-0068245

STATE OF Tennessee

COUNTY OF Davidson

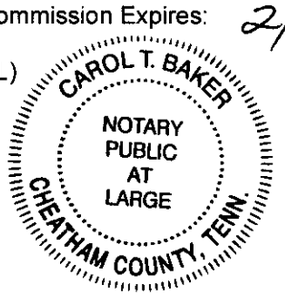
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Cornelius C. Collins and wife Karen A. Collins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of June, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800