Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 46527

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/25/05 08:33 2 pgs
Fees:13.00 Taxes:419.95
20050725-0085889

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel A. Collins Heather Elizabeth Gurley 1900 Richard Jones Road, #R-2 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-15-A-162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anna M. Higginbotham , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel A. Collins, unmarried and Heather Elizabeth Gurley, unmarried, as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. R-2 also known as parcel 162 of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 64 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Anna M. Higginbotham by deed from James Reuben Justus, unmarried of record in Document No. 20010608-0060795, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description thereof. The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 7841, page 557, Book 9830 page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1900 Richard Jones Road # R-2, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2005 .

Anna M. Higginbotham

State of TENNESSEE
County of DAVIDSON

On this 15th day of July, 2005 , before me the undersigned authority, personally appeared **Anna M. Higginbotham** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON
My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $113,500.00

Affiant

Sworn and subscribed before me this 15th day of July, 2005

Notary Public

My Commission Expires: 12/15/07

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN