Return to:
AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2406-12A

Davidson County DEEDWARR
Recvd: 08/15/05 09:38 2 pgs
Fees:13.00 Taxes:436.23
20050815-0096096

ADDRESS NEW OWNER:
Holli J. Dunbar
3309 Dockside Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Ln #0054821483
5775-E Glenridge Dr #100
Atlanta, GA 30328

MAP **86-09**
GROUP
PARCEL **16.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allyson M. Collinsworth** * Married hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Holli J. Dunbar,** UNMARRIED hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 12 on the plan of Lakeside Woods Estates, Section Three, as of record in Plat Book 7900, page 218, 219, and 220, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allyson M. Odom by deed from Scott C. Riggan and wife, Julia S. Riggan dated July 2, 2002, of record in Instrument No. 20020702-0079528, Register's Office for Davidson County, Tennessee.

Allyson M. Collinsworth and Allyson M. Odom are one and the same person.
Said property is not the marital residence of Grantor herein.

This is improved property known as 3309 Dockside Drive, Hermitage, Tennessee 37076. Possession is to be given on August 5, 2005.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of August, 2005.

Allyson M. Collinsworth

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Allyson M. Collinsworth**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of August, 2005.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $177,900.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2005.

NOTARY PUBLIC

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2007