Davidson County DEEDWARR
Recvd: 08/18/05 15:17 2 pgs
Fees:13.00 Taxes:407.00

20050818-0098717

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2005.

Notary Public
My commission expires: 3/25/06

05-0507-62317

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| William E. Collier<br>118 Overlook Court<br>Winchester, TN 37398 | SAME AS NEW OWNER | 051-08-0-195.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William B. Robinson, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William E. Collier, hereinafter called the Grantees, their successors and assigns, a 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. 2, on the Plan of W. M. Robinson Subdivision, of record in Book 5190, Page 543, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with an easement for the installation of a water line over the 10-feet public utility and drainage easement along the southwest line of Lot No. 1 on said plan, said easement being more particularly described as running from the southwest corner of Lot No. 2 and the northwest corner of Lot No. 1 southeastwardly 200.41 feet along the southwesterly line of Lot No. 1 to the northwesterly margin of Milliken Bend Road, and being 10 feet in width, of record in Book 5655, Page 97, said Register's Office.

Being the same property conveyed to William B. Robinson by Quitclaim Deed from Floyd E. Robinson, dated March 30, 1992, of record in Book 8587, Page 46, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 228 East Palestine, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of August, 2005.

William B. Robinson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 3rd day of August, 2005.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006