This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027
RETURN TO:

File No.: **2120-990131**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-first day of October, 2005**, by and between **Alan E. Collins and wife, Sonya R. Collins**, parties of the first part, and **Chris Burke and wife, Lida Burke**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, AS OF RECORD IN PLAT BOOK 6900, PAGE 223, AMENDED IN BOOK 7147, PAGE 423, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALAN E. COLLINS AND WIFE, SONYA R. COLLINS BY WARRANTY DEED FROM M. CATHERINE DUNDON, MARRIED, RECORDED ON THE 25TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010525-0054612, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **131-6F-30CO**
X Improved OR
Unimproved property located at: **119 Abbeywood Drive, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

Davidson County DEEDWARR
Recvd: 10/25/05 10:13 3 pgs
Fees:18.00 Taxes:1757.50
20051025-0128590

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alan E. Collins

Sonya R. Collins by Alan E. Collins Attorney in fact

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alan E. Collins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-first day of October, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 21st day of October, 2005, personally appeared before me, the undersigned, Alan E. Collins to me known or proved to me on the basis of satisfactory
evidence to be the Attorney in Fact for Sonya R. Collins and being authorized so to do executed the foregoing instrument on behalf of Sonya R. Collins as her attorney in fact as the free act and deed of the said Sonya R. Collins .

Witness My hand and Official seal this the 21st day of October, 2005.

My Commission Expires: 9/4/06

Notary Public

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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Owner's Name: **Chris Burke and Lida Burke**

and Address: **119 Abbeywood Drive**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Fifth Third Mortgage Company
5050 Kingsley Dr MC
Cincinnati, OH 45263

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**475,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Collins
Affiant

Subscribed and sworn to before me this **Twenty-first day of October, 2005.**

Caroline Chappell
Notary Public

My Commission Expires: 9-22-07

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE