RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44214
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 14:07 3 pgs
Fees:18.00 Taxes:320.05
20051102-0132631

JANELL M'ALISTER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2005

Janell M'Alister
Notary Public

MY COMMISSION EXPIRES: 3-2707
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Collier	**New Owner**	MAP 33-27
(NAME)	(NAME)	
1424 Stainback		GO-19151
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LBJ Development, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Collier, **an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson pike (also known as U. S. 31West, U.S. 41) marking the Southwest corner of lot 63 on the Plan of Echo Hill Estates - Section One of record in Plat Book 6900, Page 634, Register's Office for said County, and the Southeast corner of this tract;thence, with the Northerly margin of Campbell Road North 86 degrees 59' 52" West, 17.60 feet to an existing iron pin; thence North 86 degrees 39' 34" West 63.84 feet to an existing iron pin; thence North 86 degrees 21' 18" West, 8.0 feet to an existing concrete monument, the Southeast corner of Lot 64 of said Plan, and the Southwest corner of this Tract, thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees 40' 44" East, 149.60 feet to an existing concrete monument in the South line of that property owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 982, for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees 47' 13" East 14.62 feet to a point; thence South 85 degrees 25' 23" East 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, Page 976, for said County; thence with the South line of said second tract, South 88 degrees 39' 16" East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill Estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South 2 deg. 55' 15" West 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

Being the same property conveyed to LBJ Development, Inc. by Special Warranty

CONTINUED

unimproved ( )
This is improved (X) property, known as 1134 Campbell Road, Goodlettsville, TN 37072
(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 hand this 31st day of October, 2005

LBJ Development, Inc.
by Lois Johnson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LBJ Development, Inc.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Lois Johnson and with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President and respectively of the LBJ Development, Inc. the within named bargainor, a corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lois Johnson as such President, and _____.

Witness my hand and official seal at office at Madison, Tennessee on this the 31st day of October, 2005.

My commission expires 3/25/2006

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Deed of record in Instrument No. 20050701-0075921, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF CAMPBEL ROAD AND EASEMENTS OF RECORD.