THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Melinda O. Wilkes 153 Mimosa Drive Gallatin, TN 37066	NEW OWNER	82-3-314

FOR AND IN 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,

Webb Collins, Jr. and wife, Pauline D. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Melinda O. Wilkes

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 First Civil District of Davidson County, Tennessee, being the northerly 35 feet of Lot No. 19 and the southerly 15 feet of Lot No. 18 in the George W. Stainback's corrected plan of Lots (in the Lucy H. Lindsley tract of land) as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 19 and 18 front together 50 feet on the east side of Pennock Avenue, and run back between parallel lines, 150 feet to an alley.

Davidson County DEEDWARR
Recvd: 01/17/06 10:37 2 pg
Fees:13.00 Taxes:92.50
20060117-0005963

Being the same property conveyed to Webb Collins, Jr. and wife, Pauline D. Collins by Deed of record in Book 4521, Page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as: 1021 Pennock Avenue Nashville, TN 37207

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 OUR HANDS THIS 13th day of January, 2006

Webb Collins, Jr. Webb Collins Jr

Pauline D. Collins Pauline D Collins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Webb Collins, Jr. and wife, Pauline D. Collins

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 13th day of January, 2006

My Commission expires July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 25,000.00

Affiant

Subscribed and sworn to before me this 13th day of January, 2006

K. J. Losh
Notary Public

My Commission Expires: July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN