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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/06 08:36 2 pgs
Fees:13.00 Taxes:693.75

20060413-0042328

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNIE L. COLLINS	SUNTRUST BANK	**91-11-279**
(NAME)	(NAME)	
607 49TH AVENUE NORTH	P.O. BOX 792270	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	SAN ANTONIO, TX 78279	
(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, **MARSHA JEAN JONES and ROCHELLE D. HOWELL, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNIE L. COLLINS AND LINDA PATTERSON COLLINS, HUSBAND AND WIFE,** 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 DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 16 AND 18 OF BLOCK 97, PLAN NO. 1 WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74, AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE WEST SID OF 49TH AVENUE, NORTH (FORMERLY 8TH STREET) AND EXTENDS BACK WESTWARDLY BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY 25 FEET WIDE.

BEING THE SAME PROPERTY CONVEYED TO MARSHA JEAN JONES AND ROCHELLE D. HOWELL, BOTH UNMARRIED BY QUITCLAIM DEED FROM MARSHA JEAN JONES, UNMARRIED OF RECORD IN BOOK 11744, PAGE 230 DATED NOVEMBER 15, 1999 AND RECORDED NOVEMBER 16, 1999 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **607 49TH AVENUE NORTH, NASHVILLE, TN 37209**

(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 **our hands** this **30th day of March, 2006.**

MARSHA JEAN JONES

ROCHELLE D. HOWELL

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MARSHA JEAN JONES and ROCHELLE D. HOWELL, BOTH UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of March, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008