Davidson County DEEDWARR
Recvd: 04/13/06 15:10 2 pgs
Fees:13.00 Taxes:939.80

20060413-0042804

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-SFG-06-4001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda S. Patterson Collins	Linda S. Patterson Collins	
4001 Utah Avenue and 133 40th Avenue N.	(NAME) 7324 Cavalier Dr. ~~4001 Utah Avenue and 133 40th Avenue N.~~	104-01 173.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN ~~37209~~ 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIMMY D. BYFORD AND WIFE, JANETTE BYFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA S. PATTERSON COLLINS, and Ernie Collins, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 76 AND THE EASTERLY 25 FEET OF LOT NO. 77 ON THE PLAN OF WEST END ANNEX AS OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 76 AND PART OF LOT NO. 77 FRONT TOGETHER 100.6 FEET ON THE SOUTHERLY SIDE OF UTAH AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 40TH AVENUE NORTH 163.3 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JIMMY D. BYFORD AND WIFE, JANETTE BYFORD BY WARRANTY DEED FROM DORRIS FULGHUM TIDWELL SCARDINO AND ELIZABETH BURNETT, EXECUTRICES UNDER THE WILL OF JESSIE DORRIS TIDWELL, DECEASED, RECORDED ON THE 19TH DAY OF APRIL, 1973 IN BOOK 4699, PAGE 892 RE-RECORDED IN BOOK 4705, PAGE 369, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4001 Utah Avenue and 133 40th Avenue N., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of April, 2006.

Jimmy D. Byford

Janette Byford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy D. Byford and Janette Byford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2006.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903