This instrument was prepared by:
Melissa Anderson
Mt. Juliet Title, LLC
2310 North Mt. Juliet Road
Mt. Juliet, TN 37122
Phone 615-773-6000
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After recordation please return to the same.

Davidson County DEEDWARR
Recvd: 04/26/06 08:12 2 pgs
Fees:13.00 Taxes:275.65
20060426-0047456

WARRANTY DEED

Address of New Owners as follows: Homes by Helen, Inc.	Send Tax Bills To: Homes by Helen, Inc.	Property Address: 2328-2330 Oak Court Nashville, TN 37206
1456 Brighton Circle	1456 Brighton Circle	Map/Parcel Number/ID" 08307033200
Old Hickory, TN 37138	Old Hickory, TN 37138	

THIS INDENTURE made and entered into this 24th day of April, 2006, by and between Jack Collins, party of the first part, and Homes by Helen, Inc. party of the second part.

WITNESS: That for and in consideration of ten dollars and no/100 dollars cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged. Said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:
LAND in Davidson County, Tennessee, being Lot No. 14, on the Plan of Eastland Oaks, Section 2, as shown on plat of record in Plat Book 4860, page 9, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 14 fronts 50.0 feet on the southerly margin of Oak Ct. and extends back between lines 107.08 feet on the easterly line, and 179.39 feet on the westerly line, to a line on the rear which it measures 195.91 feet.

Being the same property conveyed to Jack E. Collins in Instrument 20050216-0017452 recorded 2/16/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack E. Collins and wife, Beverly B. Collins by Deed of record in Book 7954, Page 556 recorded 10/4/1989, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforementioned real estate, together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining to the said property of the second part, their heirs, successors, and assignees in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforementioned real estate, that it has good right to sell and convey the same, that same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements of Record in said Register's office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Karen Sawyer conservator for Jack Collins
Karen Sawyer as conservator of Jack Collins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Sawyer, conservator for Jack Collins, seller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purpose therein contained, this 24th day of April, 2006 at Mt. Juliet, Tennessee.

Laura B. Baldacci
NOTARY PUBLIC

LAURA B. BALDACCI NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

My Commission Expires: 5-7-07

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value of consideration for this transfer, whichever is greater, is $74,500.00.

Melissa Anderson
AFFIANT- Melissa Anderson

Sworn to and subscribed before me this 24th day of April 2006.

Laura B. Baldacci
NOTARY PUBLIC

My commission expires: 5-7-07

LAURA B. BALDACCI NOTARY PUBLIC AT LARGE WILSON COUNTY, TN