WARRANTY DEED

The actual consideration or value for this transfer is $ 117,000.00 .

Affiant

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26 day of May, 2006.

NOTARY PUBLIC
My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 06/02/06 13:23 2 pgs
Fees:13.00 Taxes:432.90

20060602-0065245

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06050002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Linda Patterson Collins, Ernie Collins 1341 Pennock Avenue Nashville, TN 37207	New Owner	7115 / 183.00 071-150-183.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Linda Patterson Collins and husband, Ernie Collins, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DENNIS SCOTT MILLER**, Un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

LINDA PATTERSON COLLINS, married the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 235 and 236 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, of the Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James H. Dawkins and wife, Maxine Dawkins and Dennis Scott Miller, each a one-half ownership interest of record in Instrument No. 20030806-0111805; Book 11056, page 190; Book 10601, page 219 and Book 9116, page 727, Register's Office for Davidson County, Tennessee. Maxine Dawkins having since died. And being the same property conveyed to Dennis Scott Miller by Quitclaim Deed from James H. Dawkins of record in Instrument No. 20060602-0065244 said Register's Office.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
This conveyance is subject to such limitations, restrictions and encumbrances as may effect the premises.

This is improved property known as: 1341 Pennock Avenue, Nashville, TN. 37207.

Witness our hands this 26 day of May, 2006.

Dennis Scott Miller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named Dennis Scott Miller the bargainor(s), 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 at Old Hickory, Tennessee this 26 day of May, 2005.

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

WARRANTY DEED

From: **Dennis Scott Miller**

To: **Linda Patterson Collins**
and husband,
Ernie Collins

Property:
1341 Pennock Avenue
Nashville, TN. 37207

This Instrument was Prepared by:

Leroy Johnston Ellis, IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
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