# WARRANTY DEED




AT-20060176

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of July, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**330 MALLORY STATION RD, A-1**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Linda Patterson Collins | Linda Patterson Collins | 082-03-0 290.00 |
| 1100 Pennock Avenue | 118 Parkview Ave | |
| Nashville, TN 37207 | Weehawken NJ 07086 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CLS Investment Properties, Inc, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Linda S. Patterson Collins, married 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:

Exhibit "A"

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

Being Lot No. 26 on the Plan of Crutcher Brothers Subdivision of part of the Lucy H. Lindsley property in Eat Nashville, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLS Investment Properties, Inc. from Linda Brown, unmarried by Warranty Deed dated March 22, 2006 and recorded March 30, 2006 in Instrument #20060330-0036127, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property known as** 1100 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of July, 2006

CLS Investment Properties, Inc

Davidson County DEEDWARR
Recvd: 08/09/06 08:28 2 pgs
Fees:13.00 Taxes:342.25
20060809-0097649

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Angie McClanahan, a Notary Public in and for said County and State, the within named CLS Investment Properties, Inc , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 28th day of July, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Angie McClanahan, a Notary Public of the State and County aforesaid, personally appeared Clarence Summey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the CLS Investment Properties, Inc., the within named bargainor, a corporation, and that Clarence Summey as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal this 28th day of July, 2006.

Angie McClanahan
Notary Public

My Commission Expires: 7-19-08

