WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

P-06-477-1

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Scott Collins	SAME AS NEW	
477 Franklin Limestone Road (ADDRESS)	Owner (NAME)	135-00-31
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN L. DOYLE AND WIFE, ELIZABETH V. DOYLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW SCOTT COLLINS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, 2nd Civil District, State of Tennessee, described as follows according to a copy of a survey by George W. Watkins, Surveyor, March 14, 1955, as follows:

BEGINNING at an iron spike in the center of Franklin Limestone Road, the southeast corner of this tract; thence with the center line of said road, north 24 degrees east 100 feet to the southeast corner of the lands conveyed to Smith by deed of record in Book 1715, Page 199, Register's Office for said County;tehnce along Smith's south line, north 73 degrees 45 minutes west 586.5 feet to a point in the east line of Franklin Limestone Quarry property; thence along said line, south 2 degrees 45 minutes west 92.7 feet to an iron pin; thence south 72 degrees 45 minutes east 555 feet to the beginning.

BEING the same property conveyed to Edward M. Parker, Jr. and wife, Rhonda R. Parker, of record in Book 10490, Page 603, Register's Office for Davidson County, Tennessee, dated June 11, 1997, and filed June 12, 1997.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 477 Franklin Limestone Road, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

RECORDED ... OR ... THIS DOCUMENT ... SATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 10/04/06 13:22 2 pgs
Fees:13.00 Taxes:592.00
20061004-0123131

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 my/our hand(s) this 29th day of September, 2006.

John L. Doyle

Elizabeth V. Doyle

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that John L. Doyle and wife, Elizabeth V. Doyle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2006.

Connie Hooper
Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800