Davidson County DEEDWARR
Recvd: 10/11/06 14:19 2 pgs
Fees:13.00 Taxes:460.65

20061011-0126486

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44941 FILE BOX "7"

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP 4028 Havendale Dr. Nashville, TN 37207	**SAME**	**51-8-195** **11D 69730**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, WILLIAM E. COLLIER, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of W. M. Robinson Subdivision, of record in Book 5190, Page 543, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with an easement for the installation of a water line over the 10-feet public utility and drainage easement along the southwest line of Lot No. 1 on said plan, said easement being more particularly described as running from the southwest corner of Lot No. 2 and the northwest corner of Lot No. 1 southeastwardly 200.41 feet along the southwesterly line of Lot No. 1 to the northwesterly margin of Milliken Bend Road, and being 10 feet in width, of record in Book 5655, Page 97, said Register's Office.

Being the same property conveyed to William E. Collier by deed from William B. Robinson, unmarried, of record in Instrument Number 20050818-0098717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 228 East Palestine, Madison, Tennessee 37115

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 hand this 3rd day of October, 2006.

William E. Collier by AIF
WILLIAM E. COLLIER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 3rd day of October, 2006, before me personally appeared Heather Benjamin, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM E. COLLIER, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said WILLIAM E. COLLIER, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010