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

20061011-0126487

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44941

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
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, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP	**SAME**	**51-8-185**
4028 Havendale Dr.		**11D 69725**
Nashville, TN 37207		

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 **IRENE L. BRANDON FAMILY LIMITED PARTNERSHIP**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 1, on the Resubdivision of Part of Lot No. 11, Montague Subdivision, of record in Book 4470, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Collier by deed from William B. Robinson, unmarried, of record in Instrument Number 20050819-0098714, 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 224 East Palestine Avenue, 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 September, 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