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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 11:29 2 pgs
Fees:13.00 Taxes:477.30
20061031-0134956

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

x Martha G Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 2006

DANIEL L. WISDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha G. Collins (NAME)	Same as New Owner (NAME)	MAP 029-00-0
4083 Bernard Road (ADDRESS)	(ADDRESS)	PARCEL 054.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Margie L. Hicks, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha G. Collins

HEREINAFTER CALLED THE GRANTEES, THEIR 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 of the Collins Two-Lot Subdivision, of record in Book 7900, page 146, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by William Marlin Keel, Registered Land Surveyor, dated December 1989, as follows:

BEGINNING at a concrete monument in the southerly boundary of Bernard Road, said monument being the northwest corner of the property conveyed to Frank Joseph Dauscha and wife, by deed of record in Book 1542, page 147, of the Register's Office for Davidson County, Tennessee; thence South 03 deg. 21' 25" West, 146.92 feet to an iron pin; thence South 87 deg. 15' 25" East, 186.0 feet to an iron pin; thence South 02 deg. 45' 27" West, 244.43 feet to an iron pin; thence South 02 deg. 53' 25" West, 1,451.60 feet to an iron pin; thence North 88 deg. 27' 11" West, 97.80 feet to an iron pin; thence North 5 deg. 34' 50" West, 1,571.53 feet to an iron pin; thence North 02 deg. 44' 35" East, 290.0 feet to an iron pin; thence South 87 deg. 15' 25" East, 144.64 feet to the point of beginning, containing 9.19 acres, more or less.

BEING the same property vested in Margie L. Hicks as the surviving tenant by the entirety of the tenancy by the entirety, created by the deed to William H. Hicks and wife, Margie L. Hicks by Quitclaim Deed from William H. Hicks, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 4075 Bernard Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of October, 2006

Margie L. Hicks

Margie L. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie L. Hicks, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of October, 2008

Commission expires 4/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

record at Instrument No. 20000927-0095634, Register's Office for Davidson County, Tennessee. The said William H. Hicks having since died on September 9, 2004.

INCLUDED IN THIS CONVEYANCE IS A 1992 Fleetwood Mobile Home, Model 456, VIN #: TNFLN27AB04968SR

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.