Davidson County DEEDWARR
Recvd: 11/21/06 10:01 2 pg:
Fees:13.00 Taxes:384.80

20061121-0144295

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

WARRANTY DEED

ET-06-0632

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP OR PARCEL NUMBERS
Michael Collins	Bank of the South	
1110 Marvel Road	(NAME) 551 N. Mount Juliet Road	94-2-231.00
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET V. COLLINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL COLLINS, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISON OF LOTS 95, 96 and 97 ON THE PLAN OF UNITED ELECTRIC RAILWAY PROPERTY, as shown on plat of record in Plat Book 6200, Page 982, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John T. Collins and wife, Margaret V. Collins by Warranty Deed from Ernest L. Lannom, recorded on the 18th day of December, 1978 in Deed Book 5375, Page 925, in the Register's Office of Davidson County, Tennessee. The said John T. Collins having predeceased Margaret V. Collins.

Matters appearing on the plat recorded in Plat Book 6200, Page(s) 982 and Plan Book 161, Page 8.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 1914 A & B Electric Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of November, 2006.

Margaret V. Collins
Margaret V. Collins

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 17th day of November, 2006, before me personally appeared Margaret V. Collins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

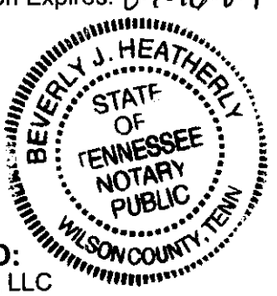
Witness my hand and official seal, this the 17th day of November, 2006.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07

(SEAL)



RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520