WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James B. Collins	Freedom Mortgage Corporation	Map 098
6073 Hagars Grove Pass	400 Interstate N. Pkwy., Suite 580	Group 10-0-A
Hermitage, TN 37076	Atlanta, GA 30339-5030	Parcel 055.00-CO

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, we

Linda A. Freeland, unmarried, by and through R.G. Grizzard, Attorney in Fact,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James B. Collins, unmarried
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:

BEING Lot No. 38, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda A. Freeland by deed from Frank Batson Homes, Inc. of record in Instrument 20051228-0154799, said Register's Office. See also Scrivener's Affidavit of record in Instrument 20060210-0016410, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20040603-0065607, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Instrument 20050708-0079562, said Register's Office; (2) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 20030827-0124254, said Register's Office; and (3) Stormwater Detention Agreement of record in Instrument 20030603-0075394, said Register's Office.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument 20061228-0160276, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6073 Hagars Grove Pass, Hermitage, TN 37076

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 22nd day of December, 2006.

Linda A. Freeland By: R.G. Grizzard Atty. in Fact
Linda A. Freeland
By: R.G. Grizzard, as Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/28/06 14:06 2 pgs
Fees:13.00 Taxes:905.39

20061228-0160277

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, R.G. Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Linda A. Freeland as her Attorney in Fact as the free act and deed of the within named Linda A. Freeland.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2006.

My Commission Expires: 1-27-07

Notary Public

