WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/07 12:28 2 pg
Fees:13.00 Taxes:344.10

20070123-0009245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$93,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 17th DAY OF JANUARY, 2007

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
SONYA COLLINS	**SAME**	**71-11-266**
1409 STAINBACK AVENUE		
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF **$93,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL WISSEL AND WIFE, PATRICIA WISSEL

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

SONYA COLLINS, A MARRIED WOMAN

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

Lot Numbers 64, 65, and 66 on the Map of Highland Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property acquired by Secretary of Housing and Urban Developement pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated April 27, 2005, and recorded at Instrument No. 20050722-0085576 in the Register's Office of Davidson County, Tennessee.

Being the same property further conveyed to Michael Wissel, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development dated 06/27/06 and filed for record on 06/30/06 in Instrument # 20060630-0078499, Register's Office for Davidson County, Tennessee. See also POA of record on _____, in Instrument # 20070123-0009244, said Register's Office.
Subject to all matters of record in the Plan of Record in Plat Book 421, page 14, said Register's Office.

Subject to easement of record to Sewer and Sanitary easement, in Book 7915, Page 940, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1409 STAINBACK AVENUE NASHVILLE, TN 37207**

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 not 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 ever 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 17th day of **JANUARY, 2007**

Michael Wissel
MICHAEL WISSEL

Patricia Wissel by Michael Wissel as attorney in fact.
PATRICIA WISSEL BY MICHAEL WISSEL AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL WISSEL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

Witness my hand, at office, this 17 day of **JANUARY, 2007**.

NOTARY PUBLIC

(SEAL) My Commission expires: 02-02-09

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On this 17 day of **JANUARY, 2007**, before me personally appeared **MICHAEL WISSEL,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **PATRICIA WISSEL**, and who acknowledged that he executed the same as the free act and deed of **PATRICIA WISSEL.**
Witness my hand and official seal.

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 02-02-09