Davidson County DEEDWARR
Recvd: 02/02/07 14:46 2 pgs
Fees:13.00 Taxes:418.10

20070202-0014237

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2007.

Laura B. Rininger
Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

WARRANTY DEED

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-RME-07-521

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy Wilson	Crown Mortgage Services (NAME)	
521 Stevenson Street (ADDRESS)	812 Wren Road (ADDRESS)	91-13-115.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 ERNIE COLLINS AND WIFE, LINDA PATTERSON COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETSY WILSON, 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 NO. 156 AND THE SOUTHERLY PORTION OF LOT NO. 157 ON THE MAP OF WEST NASHVILLE HEIGHTS AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 156 AND PART OF LOT NO. 157 FRONT TOGETHER 56 FEET ON THE WESTERLY SIDE OF NALL, FORMERLY STEVENSON AVENUE, AND EXTEND BACK BETWEEN LINES 170 FEET ON THE SOUTHERLY LINE AND 175 FEET ON THE NORTHERLY LINE TO AN ALLEY, MEASURING 82 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ERNIE COLLINS AND WIFE, LINDA PATTERSON COLLINS BY SPECIAL WARRANTY DEED FROM AMERICAN GENERAL FINANCIAL SERVICES, INC., RECORDED ON THE 20TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040120-0007473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those of record in Plat Book 332, Page127, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 521 Stevenson Street, Nashville, Tennessee 37209
(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 29th day of January, 2007.

Ernie Collins

Linda Patterson Collins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernie Collins and Linda Patterson Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of January, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903