Davidson County DEEDWARR
Recvd: 04/09/07 10:43 2 pgs
Fees:13.00 Taxes:412.55

20070409-0041625

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

WARRANTY DEED

B-CRYE-07-1032

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan D. Morgan	Countrywide Home Loans	
1032 Pleasant View Drive	(NAME) 2021 N. Gallatin Road Ste. 280,	108-16-191.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Madison, TN 37115	
(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 MICHAEL COLLINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN D. MORGAN, an unmarried woman, 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 8-B, PLAN OF ZONE LOT DIVISION LOTS 8, 9 and 39, PERCY PRIEST WOODS SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 5200, Page 472 and amended in Book 5200, Page 701, 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 by Quitclaim Deed from Danny Bryant to Michael Collins as recorded on the 4th day of August, 2003 in Instrument No. 20030804-0109912; Quitclaim Deed from Michael Collins to Michael Collins and Danny Bryant, tenants in common with right of survivorship as recorded on the 21st day of November, 2002 in Instrument No. 20021121-0144802 and Warranty Deed from Vernon H. Amos, unmarried to Michael Collins as recorded on the 15th day of July, 2002 in Instrument No. 20020715-0084599, 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 listed in Book 5984, Page 865 amended in Book 6020, Page 270, Book 6353, Page 307, Book 6560, Page 667; Plat Book 5200, Page(s) 472 and Book 5200, Page 701, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1032 Pleasant View Drive, Nashville, Tennessee 37214
(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 March, 2007.

Michael Collins

STATE OF Tennessee
COUNTY OF Davidson

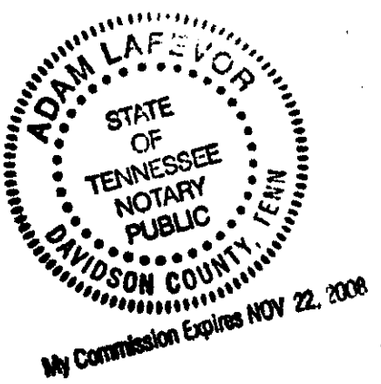
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Collins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires:

(SEAL)



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