THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 27596S

Davidson County DEEDWARR
Recvd: 04/09/07 12:54 2 pgs
Fees:13.00 Taxes:625.30
20070409-0041755

MAP/GROUP/PARCEL: 147-01-0-052.00

NEW OWNER'S NAME AND ADDRESS:
CHRISTINA A. COLLINS
644 HARDING PLACE
Nashville, TN 37211

SEND TAX BILLS TO:
Bank of America
900 Southside Blvd Bldg 700
Jacksonville, FL 32256

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

WILLIAM BRIAN KENDALL, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, **CHRISTINA A. COLLINS, UNMARRIED**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 286, on the Plan of Section Two, Caldwell Hall, as shown on plat of record in Plat Book 2900, page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Brian Kendall and Cara M. Hudson, unmarried as joint tenants with right of survivorship in Instrument No. 20020619-0074179, recorded 06/19/2002, Register's Office for Davidson County, Tennessee. Subject property being further conveyed by Quitclaim Deed to William Brian Kendall, dated August 23, 2004 and filed for record in Instrument No. _____, Register's Office for Davidson County, Tennessee

The subject property is improved property known as 644 HARDING PLACE, Nashville, TN 37211.

*20070409-0041754

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM BRIAN KENDALL

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **WILLIAM BRIAN KENDALL, AN UNMARRIED MAN**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

CHRIS FORSYTHE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $169,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-

MELISSA K. DUNDIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 3, 2011