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Fees:13.00 Taxes:540.20
20070502-0052632

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alan A. Torres
5117 Meta Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

16102014300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John E. Coll and wife, Rora Ashley Coll hereinafter referred to as Grantors, hereby transfers and conveys to Alan A. Torres, an unmarried man, hereinafter referred to as Grantees, their heirs and assigns a 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. 35 on the Plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Coll and wife, Rora Ashley Coll, as tenants by the entirety and not as tenants in common, by quitclaim deed from John E. Coll, of record in Instrument No. 20051206-0146879, Register's Office for Davidson County, Tennessee, dated October 21, 2005. Being the same property conveyed to John E. Coll by warranty deed from Rora C. Ashley and husband, Morris Ashley (a/k/a William M. Ashley), and Rora Ashley Coll, of record in Instrument No. 20051028-0130193 and re-recorded in Instrument No. 20051114-0136775, Register's Office for Davidson County, Tennessee, dated October 21, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 440, Register's Office of said County.

Restrictions of record in Book 5939, page 231, said Register's Office.

Sewer Easement of record in Book No. 5968, page 965, said Register's Office.

Water Easement of record in Book 5968, page 970, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5117 Meta Court, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2007.

John E. Coll

John E. Coll

Rora Ashley Coll

Rora Ashley Coll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John E. Coll and Rora Ashley Coll, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/30/2007.

Witness my hand and official seal this 30th day of April, 2007.

Kimberly D Hicks

Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires MAY 18, 2010

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