RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45333

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/07 09:44 2 pgs
Fees:13.00 Taxes:590.15
20070619-0073029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/2/11

LEE SAVARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Evans	~~Same as Owner~~	71-11-249
1424 Stainback Avenue		
Nashville, TN, 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William E. Collier, A Single Man

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

Matthew Evans and wife, Ariana Evans

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

BEING Lot Nos. 183, 184 and 185 on the Plan of Highland Land Co.'s Subdivision, of record in Plat Book 421, page 14, said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to William e. Collier, A Single Man, by deed from Michael W. O'Neill, of record in Instrument Number 20050627-0073498, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1424 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 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 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/our hand(s) this 18th day of June, 2007

William E. Collier by HBenjamin AIF
William E. Collier
By: Heather Benjamin, Attorney-in-Fact

Power of Attorney of record as Instrument 20061011-0126485 Register's Office Davidson Co.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June, 2007, personally appeared Heather Benjamin to me known to be the person who executed the foregoing instrument on behalf of William E. Collier as Attorney in Fact, and acknowledged that Heather Benjamin executed the same as the free act and deed of the said William E. Collier.

Witness my hand and official seal this 18th day of June, 2007.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010