20676-4
Box 14A

Box 14A

Davidson County DEEDWARR
Recvd: 09/07/07 08:44 2 pgs
Fees:13.00 Taxes:3329.63

20070907-0107364

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $899,900.00

Affiant

Subscribed and sworn to before me
This 31 day of August, 2007

Notary exp: 10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Address of new owners:
1714 Blair Blvd
Nashville, TN 37212

Send tax bills to:
New Owner

Map & Parcel:
104-16-0-042

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Ellen Jean Collins and husband, James Edward Collins, and Gloria Dale Benson, Unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **F. Michael Freeman and wife, Cathy M. Freeman,** hereinafter called the Grantee, 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. 47 on the Revised Plan of Geo. W. Blair's Subdivision, of Belmont Heights, or record in Book 332, page 117, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Blair Boulevard, formerly Blair Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to James Edward Collins and wife, Ellen Jean Collins by deed from I. Grace Quinn, Unmarried of record in Book 3610, Page 170, dated July 26, 1963 in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

James Edward Collins is executing this document to relinquish all marital rights to this property.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1714 Blair Blvd Nashville, TN 37212**
OR The property is unimproved.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that they 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 themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 31 day of August, 2007.

James Edward Collins

Ellen Jean Collins

Gloria Dale Benson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Collins, Ellen Jean Collins, and Gloria Dale Benson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 31 day of August, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007