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 $287,500.00

Affiant

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

Notary exp: 11/24/07

Address of new owners:	Send tax bills to:	Map & Parcel:
2045 Sherbrook Ln	SAME	180-04-0A-091
Nashville Tn 37211		

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, **Diana J. Amos**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James Collins and wife Ellen Collins**, 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:

Land in Davidson County, Tennessee, being Lot No 146 on the Plan of Highland Creek RS10 cluster Lot, Section Three, of record in Instrument No. 20030716-0099524, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Diana J. Amos by Warranty Deed from Classic Homes BOS, LP of record in instrument no. 20040831-0150407, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

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: **2045 Sherbrook Lane Nashville Tn 37211**

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 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 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.

Davidson County DEEDWARR
Recvd: 09/24/07 15:08 2 pgs
Fees:13.00 Taxes:1100.75

20070924-0113907

Witness our hands this 31 day of August, 2007.

Diana J. Amos

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 Diana J. Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

Commission expires: 11/24/07

