RETURN TO:
Homeland Title
1896 General George
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/08/08 10:08 2 pg
Fees:13.00 Taxes:1221.00
20080708-0070059

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Autumn Leigh Collins
1018 Villa Place
Nashville, TN 37212

SEND TAX BILL:

WR Starkey Mtg. LLC
5055 W. Park Blvd.,
Ste 300
Plano, TX 75093

MORTGAGEE:
WR Starkey Mortgage, LLC
5055 W. Park Blvd., Ste 300
Plano, TX 75093

MAP AND PARCEL:
10501013700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eddie Kirkland and Allan Holladay** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Autumn Leigh Collins, an unmarried woman** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of B.F. Shields Heir's Addition to Nashville, as of record in Book 57, page 31, Register's Office for said County, and the northwest corner of Lot No. 115 in M.A. Spurr's Subdivision of Lot No. 8 on the Boyd Ament Tract, a Plan of which is of record in Book 21, page 83, said Register's Office described together as follows:

Beginning on the easterly margin of Villa Street, or Avenue, at the southwest corner of Lot no. 42 Shields Plan; thence with the easterly margin of said Street, southerly 50.7 feet; thence easterly parallel with the south line of said Lot No. 42, 140-3/4 feet to an alley; thence with said alley, northerly 50.7 feet to the southeast corner of said Lot No. 42; thence with the southerly line of said lot, westerly 140-3/4 feet to the beginning.

Being the same property conveyed to Eddie Kirkland and Allan Holladay by deed from Jo Ann White-Prewitt et vir, James Prewitt, Jr. of record in Book 8485, Page 734, in the Register's Office for Davidson County, Tennessee, dated November 13, 1991.

The property herein conveyed has never been the primary residence of the grantors or their spouses, if married.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1018 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2008.

Eddie Kirkland

Allan Holladay by Eddie Kirkland

Allan Holladay by Eddie Kirkland,
Attorney-in-Fact Pursuant to Limited
Power of Attorney recorded in Instrument

No. 20080708000700 58,
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eddie Kirkland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of June, 2008.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eddie Kirkland, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Allan Holladay, and who acknowledged that he executed the same as the free act and deed of Allan Holladay.

Witness my hand and official seal this 30th day of June, 2008.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me
this 30 day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON