Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/12/08 12:31 2 pgs
Fees:13.00 Taxes:590.15
20080912-0093601

39-B
File #08-1254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Steven R. Edging and wife, Brooke Edging hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Lisa Collins and Gregory Collins, wife and husband, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No.66 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Foothill Drive at the corner of Lot Nos. 65 and 66; thence with the line between said two lots northwesterly 256.2 feet to a point on the eastern boundary line of Lot No, 71; thence with the line between Lot Nos. 66, 70 and 71 southerly 112.5 feet to the corner of Lot Nos. 69 and 70; thence with the line between Lot Nos. 66, 68 and 69 southwesterly 147 feet to the corner of Lot Nos. 66, 67 and 68; thence with the line between Lot Nos. 66 and 67 southeasterly 102.4 feet to the northwesterly margin of Foothill Drive, thence with the same northeasterly 175 feet to the beginning.

Being the same property conveyed to Steven R. Edging, unmarried by deed from Cleo W. Cowan, unmarried dated June 10, 2005 of record in Instrument No. 20050617-0069498, Register's Office for Davidson County,Tennessee. Brooke Edging joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 413 Foothill Drive, Nashville TN, 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5 day of Sept., 2008.

Steven R. Edging
By Kevan Trevis Smith, Attorney in fact

Brooke Edging
By Kevan Trevis Smith, Attorney in fact

State of Tennessee
County of Davidson

On this the 5 day of Sept, 2008, before me personally appeared Kevan Trevis Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven R. Edging and Brooke Edging acknowledged that such person executed the same as the free act and deed of Steven R. Edging and Brooke Edging.

Notary Public

My commission expires: 7-25 2011

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,500.00.

Affiant

Sworn and subscribed before me on this the 5 day of Sept, 2008.

Notary Public

My Commission Expires: 7-25-2011

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lisa Collins	Realty Mortgage Corp.	10616001500
413 Foothill Drive	215 Katherine Drive	
Nashville, TN 37217	Flowood, MS 39232	