Davidson County DEEDWARR
Recvd: 10/14/08 15:32 2 pgs
Fees:13.00 Taxes:159.10
20081014-0103558

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $43,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 7th day of October, 2008.

Angela A. Ramsey
Notary Public
My commission expires: 5/22/2010

05-0810-64392

Address of New Owner:	Send Tax Bills to:	Tax Information
Willie J. Thomas	OWNER	43-13-0-A-083
323 Forest Park Road, Bldg 7, Unit 3	213 ENGEL AVE.	
Madison TN 37115	GOODLETTSVILLE TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances Sibyl Collins, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willie J. Thomas, hereinafter called the Grantees, their successors 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 Apartment Unit Number 7-3, Robin Hood Condominiums created under Title 66, Section 27-101, Et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to said Master Deed, Exhibit "A" for the source of title of Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plan of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frances Sibyl Collins by deed from Lloyd Jones, dated October 31, 1995, recorded November 7, 1995, of record in Book 9853, Page 130, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 323 Forest Park Road, Bldg 7, Unit 3, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of October, 2008.

Frances Sibyl Collins

Frances Sibyl Collins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances Sibyl Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of October, 2008.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010