Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/26/08 10:07 2 pgs
Fees:13.00 Taxes:958.30
20081126-0115738

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$259,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2008.

Robin S Edwards
Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eugene A. Collins	**New Owner**	**Map 154 Parcel 117.00**
36 Belcaro Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

James P. Della Croce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene A. Collins, unmarried

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, described according to a survey by Perry A. Chapdelanine, Jr., dated March 21, 1984, as follows:

Beginning at a point in the center line of Poplar Creek Road, Southwest corner of a 5.00 acre tract, tract 2 of the Division of part of Goodall Bailey property, then with the center of road, with a curve to the left, Delta 13 deg. 37 min. 03 sec. radius of 992.67 feet, Chord North 63 deg. 27 min. 55 sec. West 235.37 feet a distance of 235.93 feet, thence North 70 deg. 16 min. 01 sec. West, 81.24 feet, then leaving a road, with the East margin of a 50 foot egress and ingress easement, North 28 deg. 59 min. 32 sec. East, 88.38 feet to an iron rod, North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod, North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, then with Goodall Bailey, South 30 deg. 15 min. 45 sec. East, 389.16 feet to an iron rod in the West line of said tract 2, thence with said line South 12 deg. 49 min. 33 sec. West, 450.00 feet to the beginning; containing 5.00 acres, more or less and being part of Book 4325, page 438, Ninth Civil District, Davidson County, Tennessee.

Being the same property conveyed to James P. Della Croce and wife, Erin E. Della Croce by deed from Gerald G. Patterson, married and Lee Anne Patterson, unmarried, of record in Book 8635, page 661, Register's Office for Davidson County, Tennessee. The said James P. Della Croce and Erin E. Della Croce having since divorced and the said Erin E. Della Croce having quitclaimed all her right, title and interest to James P. Della Croce by instrument of record in Instrument No. 20051028-0130370, in said Register's Office.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.
This is improved (__X__) Unimproved (____) property, known as **8640 Poplar Creek Road, Nashville, TN 37221**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 24th day of November, 2008.

James P. Della Croce 11/24/08

James P. Della Croce

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James P. Della Croce, unmarried,** the bargainor(s) 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, at Brentwood, Tennessee on this **24th** day of **November, 2008.**

Robin S. Edwards

Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/26/2011