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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 13:01 2 pgs
Fees:13.00 Taxes:293.04

20081126-0115866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,200.00**

Albert W Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2008.

Notary Public
MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC TN DAVIDSON COUNTY My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert W. Collins	Countrywide Bank, FSB	**08111004900**
(NAME)	(NAME)	
1707 21st Avenue North	801 Crescent Center Dr. #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Roberts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert W. 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:

BEING Lot No. 290 on the Plan of T.J., J.M. and G.W. Harding's Subdivision of recor din Book 21, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 290 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.

BEING the same property conveyed to James Roberts by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated September 9, 2008 of record in Instrument No. 20080909-0092113, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1707 21st Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 **24th day of November, 2008.**

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James Roberts** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public