Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/26/08 13:20 2 pgs
Fees:13.00 Taxes:255.30
20081126-0115882

ADDRESS NEW OWNER:
Stephen D. Collins
251 Eisenhower Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP 113
GROUP
PARCEL 45.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Henry Martin and wife, Ann Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Stephen D. Collins and wife, Christy Brown 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:

Lying in the 23rd Council District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an old iron rod in the east margin of Duffield Road at the northwest corner of Collins and the southwest corner of this tract; thence from said point of beginning north 05 deg. 15 min. 46 sec. east 200 feet with the east margin of Duffield Road to a new iron rod at the southwest corner of Conaway, thence with Conaway south 80 deg. 54 min. 44 sec. east passing over a new iron rod off the west bank of a creek in the center of Spring Hollow a total distance of 430.69 feet; thence with the center of Spring Hollow the following calls; south 00 deg. 11 min. 47 sec. West 81.18 feet, south 06 deg. 11 min. 27 sec. East 123.72 feet to the southeast corner of the herein described tract; thence leaving Spring Hollow north 80 deg. 54 min. 44 sec. west passing over a new iron rod off the west bank of a creek in the center of said hollow 462.49 feet to the point of beginning and containing 2.03 acres, more or less.

Being the same property conveyed to Henry Martin and wife, Ann Martin by deed dated June 6, 2003, of record in Instrument no. 20030619-0084787, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **8161 Duffield Rd., Pegram, Tennessee 37143.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **20th** day of **November, 2008.**

Henry Martin

Ann Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Henry Martin and wife, Ann Martin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of November, 2008.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $69,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day
of November, 2008.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 7/19/2008

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY