File No. 290700364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,500.00**

Darrell Eugene Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090052763 DEEDWARR
Recvd: 08/04/09 13:05 2 pgs
Fees:13.00 Taxes:194.25
20090804-0072957

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Eugene Collins	Darrell Eugene Collins	043140004000 & 04314000500
(NAME) 545 E. Old Hickory Blvd.	(NAME) 545 E. Old Hickory Blvd.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sayel Yaquob Salem**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Darrell Eugene Collins**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: (For Informational Purposes Only, Tax ID No.04314000400)
Land in the Eleventh Civil District of Davidson County, Tennessee, and being the eastern half of Lot No. 10 of Opha R. Bixler Subdivision, not of record, described as follows:

Said half of Lot 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Tract 2: (For Informational Purposes Only, Tax ID No. 04314000500)
Land in the Eleventh Civil District of Davidson County, Tennessee and being Lot No. 11 on the plan of Opha R. Bixler Subdivision, not of record, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at a point 120 feet west of the westerly margin of Hankins Street, the corner of Lots 11 and 12 of the Opha R. Bixler Subdivision, not of record, thence with the line between said two lots, northwardly 200 feet to the common corner of Lots 11, 12, 22 and 23; thence with the rear line of Lot 11 westwardly 100 feet to a point; thence with the line of Lots 10 and 11 southwardly 200 feet to a point on the margin of Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard eastwardly 100 feet to the point of beginning.

Being part of the same property conveyed to SAYEL YAQUOB SALEM by deed from WOOD MOTOR COMPANY of record in Instrument No. 20060428-0048950 on 04/07/2006 and filed for record on 04/28/2006, Register's Office for DAVIDSON County, Tennessee.

The above referenced property is not now nor has it ever been the primary residence of Savel Yaquob Salem.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 533 Old Hickory Blvd., Madison, TN 37115

(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 31st day of July, 2009.

Sayel Yaquob Salem by Steve Kiki ATTY

Sayel Yaquob Salem, by Steven Kiki as Attorney in Fact by virtue of power of attorney of record as Instrument No. 20090804-0072954 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the _____ day of July, 2009, before me personally appeared Steve Kiki, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Savel Yaquob Salem, and who acknowledged that he executed the same as the free act and deed of the said Savel Yaquob Salem by virtue of that Power of Attorney, duly executed by the said Savel Yaquob Salem and appearing of record in Instrument No. 20090804-0072954 of Register's Office of Davidson County, Tennessee.

Witness my hand at office this 31st day of July, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290700364

RETURN TO:

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100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075