Davidson County DEEDWARR Recvd: 08/24/09 08:09 3 pgs Fees:18.00 Taxes:1422.65 **20090824-0079074**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$384,500.00.** Affiant Subscribed and sworn to before me, this the 21st day of August, 2009. Notary Public My commission expires:_____ (AFFIX SEAL)

Amy Gross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law ,

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeff R. Wiser	SunTrust Mortgage	**Map 154, Parcel 117.00**
8640 Poplar Creek Road	901 Commerce St 40100	
Nashville, TN 37221	Nashville TN 37219	

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

Eugene A. Collins, unmarried

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

Jeffrey R. Wiser and wife, Marie P. Wiser

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 Eugene A. Collins, Unmarried by deed from James P. Della Croce, unmarried of record in Instrument No. 20081126-0115738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009 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 21st day of August, 2009.

Eugene A. Collins

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eugene A. Collins, unmarried,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **August, 2009.**

Robin S. Edwards

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County