BILL GARRETT, Davidson County
Trans:T20090073351 DEEDWARR
Recvd: 10/28/09 14:35 2 pgs
Fees:13.00 Taxes:440.30
20091028-0099622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me on this 23rd day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-25-2012

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarett R. Collins	Magna Bank	
(NAME)	(NAME)	
1909 Shaylin Loop	6525 Quail Hollow Road Suite 300	Map and Parcel 173-05-0-A-274.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Deborah Lee, unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jarett R. Collins, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Being all of Lot No. 274 on the Plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit A, of the Master Deed of record as Instrument No. 20050721-0084791, re-recorded as Instrument No. 20050805-0092480, and amended as Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to DEBORAH LEE, UNMARRIED WOMAN, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20070417-0045953, dated April 13, 2007, said Register's Office.

This is improved property known as 1909 Shaylin Loop, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of October, 2009.

Deborah L. Lee

Deborah Lee

STATE OF TENNESSEE
COUNTY OF Wilson

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Deborah Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of October, 2009.

Notary Public

My Commission Expires: My Commission Expires July 25, 2012 WILSON COUNTY LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC