This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20100005837 DEEDWARR
Recvd: 01/29/10 11:53 2 pgs
Fees:13.00 Taxes:1739.00
20100129-0007502

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2010.

Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kerry Collins	J. Nolan	104-08-0 342.00
#3 Spyglass Hill	5950 Sherry Lane #700	
Brentwood, Tennessee 37027	Dallas, TX 75225	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **June McHugh and spouse, Thomas L. Gould**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kerry Collins, a married man**, hereinafter called the Grantee, his successors 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, being part of Lot No. 41 on the Plan of O. B. Hayes Large Lot, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C. D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to June McHugh and spouse, Thomas L. Gould, by Warranty Deed from J. Aaron Brown, unmarried, dated March 17, 2003, of record as of March 18, 2003, in Instrument No. 20030318-0035841, Office of Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 1508 16th Avenue South, Nashville, Tennessee 37212.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of January, 2010.

June McHugh

Thomas L. Gould

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, June McHugh and Thomas L. Gould, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 29th day of January, 2010.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/12/10