	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $60,000.00 Affiant Subscribed and sworn to before me, this 26th day of February, 2010. Notary Public My commission expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Albert Collins & Jamila Collins	**FIRST COMMUNITY MORTGAGE INC.**	08102019300
1724 Nubell Street	**275 ROBERT ROSE DRIVE**	
Nashville, TN 37208	**MURFREESBORO TN 37129**	

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

Cynthia H. Kinnard

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

Albert Collins and Jamila Collins, husband and wife

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, being Lot 77B, PLAN OF ZONE LOT DIVISION, LOT NO. 77, BUENA VISTA HEIGHTS, as shown on plat of record in Plat Book 6200, Page 417, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cynthia H. Kinnard by Warranty Deed from Hubert Brown, an unmarried man, recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029156, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6200, Page 417, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1724 Nubell Street, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20100013154 DEEDWARR
Recvd: 03/04/10 15:26 2 pgs
Fees:13.00 Taxes:222.00
20100304-0016887

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 we do covenant with the said GRANTEES that we are 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 GRANTEES, 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 my/our hand(s) this 26th day of February, 2010.

Cynthia H. Kinnard

Cynthia H. Kinnard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Cynthia H. Kinnard , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2010.

Notary Public

My Commission Expires:9-19-2011

