BILL GARRETT, Davidson County
Trans:T20100044583 DEEDWARR
Recvd: 07/21/10 10:56 2 pgs
Fees:13.00 Taxes:61.98
20100721-0056991

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Steve B. Lanius 3376 Maxie Jones Rd., Springfield, TN 37173	Same as New Owner	Map 043-16 Parcel 132.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DERRICK LEE COLLINS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto STEVE B. LANIUS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 72 in Kingway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, TN, to which plat reference is herein made for a more complete description of the said lot.

Being the same property conveyed to Derrick Lee Collins by deed filed for record as instrument no. 20090128-0007387.

The current mailing address for said property is 1216 Bubbling Well Road, Madison, TN 37115.

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 I, the GRANTOR, does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 3842, page 227, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 4270 Page 421 and Book 4280 Page 68.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

DERRICK LEE COLLINS

"GRANTEE"

STEVE B. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK LEE COLLINS, a single man, and STEVE B. LANIUS, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of July, 2010.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $16,750.00.

Affiant

Sworn to and subscribed before me, this the 20th day of July, 2010.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY