Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,936.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of July, 2010.

Notary Public
My commission expires: 01/07/2013

02-1007-47035

Address of New Owner:	Send Tax Bills to:	Tax Information
Gordon F. Collins 4233 New Hope Meadow Road Hermitage TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Drive, #400 Franklin, TN 37067	087-02-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James T. Miller and wife, Lisa B. Miller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gordon F. Collins and Susan A. Collins, Husband and Wife, hereinafter called the Grantees, their 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 Lot No. 124, on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Miller and wife, Lisa B. Miller by deed from Leland A. Pollitt, III and wife, Tamulia W. Pollitt, dated August 31, 1994, recorded September 2, 1994, of record in Book 9455, Page 487, Register's Office for Davidson County, Tennessee.

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 improved property known as 4233 New Hope Meadow Road, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100048666 DEEDWARR
Recvd: 08/06/10 11:17 2 pgs
Fees:13.00 Taxes:795.26
20100806-0062104

WITNESS my hand this 29th day of July, 2010.

James T. Miller

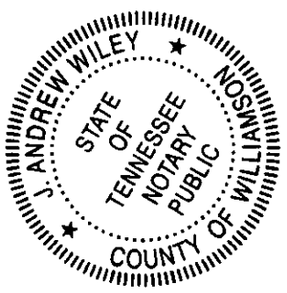
Lisa B. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James T. Miller and Lisa B. Miller, 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 Brentwood, TN, this 29th day of July, 2010.

State of Tennessee at Large



My Commission expires

1/19/14

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRES-10-4233