PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100069031 DEEDWARR
Recvd: 11/01/10 12:01 3 pgs
Fees:18.00 Taxes:431.05
20101101-0087187

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50650

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sean M. Collins Rebecca L. Collins 284 Delvin Drive Nashville, TN 37213	Peoples Home Equity 150 Seven Oaks Dr Knoxville TN 37922

TAX MAP-PARCEL NUMBERS: 16201009700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matt Ingle and wife, Emily Engle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean M. Collins and wife, Rebecca L. Collins** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Tusculum Gardens of record in Book 4660, page 35, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matt Ingle and wife, Emily Ingle by warranty deed from Patrick William Coffman and wife, Susan S. Coffman, dated May 18, 2005 and recorded on May 20, 2005 of record in Doc. No. 20050520-0056936, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4660 Page 35, said Register's Office, which Plan shows a 30 foot minimum building setback line from Delvin Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Restrictions contained in instruments of record in Book 4709, page 48, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Emily Engle by Mitchell Cone pursuant to a Power of Attorney executed by her on the 4th day of October, 2010, of record in Instrument No. 20101101-0087186, Register's Office for Davidson, County, Tennessee. ~~The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference~~

This instrument is executed on behalf of Matt Ingle by Mitchell Cone pursuant to a Power of Attorney executed by him on the 4th day of October, 2010, of record in Instrument No. 20101101-0087185, Register's Office for Davidson, County, Tennessee. ~~The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference~~

This is improved property, known as: 284 Delvin Drive, Nashville, Tennessee 37213

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2010 .

Matt Ingle By: Mitchell Cone, atty-in-fact — Emily Ingle By: Mitchell Cone atty-in-fact

Matt Ingle By: Mitchell Cone, Atty-in-Fact — **Emily Ingle By: Mitchell Cone Atty-in-Fact**

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $116,500.00

J Womack
Affiant

Sworn and subscribed before me this 26th day of October, 2010

My Commission Expires:
Monday, September 03, 2012

Notary Public

My Commission Expires: _____

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Mitchell Cone** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Matt Ingle and Emily Engle** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2010



My Commission Expires
May 2, 2011

Notary Public

My Commission Expires:_____

EXHIBIT "A"

To
Warranty Deed

FROM: Matt Ingle and wife, Emily Engle

TO: Sean M. Collins and Rebecca L. Collins

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mitchell Cone, Affiant

Sworn to and subscribed before me this 26th day of October, 2010

Notary Public

My Commission Expires:_____



My Commission
Expires
May 2, 2011