BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE LINDSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Collins	owner	MAP 129-15
54 Vaughns Gap Road		PARCEL 16
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **William R. Terry, Jr., joined by his spouse, Sherri A. Terry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Collins and wife, Natasha Collins,** 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 number 126 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William R. Terry, Jr., by Quitclaim Deed recorded as instrument number 20040617-0071713, said Register's Office. Sherri A. Terry, spouse of William R. Terry, Jr., joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2011 which have been prorated and assumed by Grantee; (2) All restrictions of record including those recorded in Book 3466, page 89, Book 3577, page 511 and Book 3702, page 465; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 3600, pages 12, 13 & 14; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **54 Vaughns Gap Road, Nashville, TN 37205.**

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 is 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 out hands this the 6th day of May, 2011.

William R. Terry, Jr.

Sherri A. Terry

BILL GARRETT, Davidson County
Trans: T20110027388 DEEDWARR
Recvd: 05/09/11 09:27 2 pgs
Fees: 13.00 Taxes: 814.00

20110509-0035284

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 William **R. Terry, Jr. and Sherri A. Terry,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of May, 2011.

My Commission expires: 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN