BILL GARRETT, Davidson County
Trans:T20110034544 DEEDWARR
Recvd: 06/09/11 11:13 2 pgs
Fees:13.00 Taxes:212.75
20110609-0044206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/07/11
11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Lucas Collins, unmarried	SAME	07112020500
	(NAME)	
924 Oneida Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Melvin D. Patton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nancy Lucas Collins, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING THE SOUTHERLY PORTION OF THE WESTERLY PORTION OF LOT NO. 131 AND THE SOUTHERLY 130 FEET OF LOT NO. 132 ON THE PLAN OF VICTORY HEIGHTS, OF RECORD IN BOOK 1130, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B, KOHL, III, REGISTERED LAND SURVEYOR, DATED JULY 25, 1974, JOB NO. W2-5131-B, AS FOLLOWS: BEGINNING AT A POINT ON THE LINE BETWEEN LOTS NOS. 132 AND 133 ON THE SAID PLAN OF VICTORY HEIGHTS, SAID POINT BEING LOCATED SOUTHWARDLY 20 FEET ALONG THE LINE BETWEEN SAID LOTS NOS. 132 AND 133 FROM THE SOUTHERLY MARGIN OF ONEIDA AVENUE AS SHOWN ON SAID PLAN OF VICTORY HEIGHTS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY VESTED IN THE STATE OF TENNESSEE BY JUDGMENT OF THE THIRD CIRCUIT COURT FOR SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 4106, PACE 194, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY LINE OF SAID STATE OF TENNESSEE PROPERTY AND CONTINUING WITH THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEED FROM JOHN C. CHANCE AND WIFE, LOIS CHANCE, OF RECORD IN BOOK 4063, PAGE 41, SAID REGISTER'S OFFICE, EASTWARDLY 90 FEET TO AN INNER CORNER OF THE LAST MENTIONED STATE OF TENNESSEE PROPERTY; THENCE WITH A WESTERLY LINE OF THE LAST MENTIONED STATE OF TENNESSEE PROPERTY SOUTH 8 DEGREES 26' 41" WEST 130 FEET TO A POINT IN THE REAR LINE OF SAID LOT NO. 131, SAID POINT BEING LOCATED WESTWARDLY 27 FEET, MORE OR LESS, ALONG THE REAR LINE OF SAID LOT NO. 131 FROM THE SOUTHEAST CORNER OF SAID LOT NO. 131; THENCE WITH THE REAR LINE OF SAID LOT NO. 131 AND CONTINUING WITH THE REAR LINE OF SAID LOT NO. 132, WESTWARDLY 93 FEET, MORE OR LESS, TO THE REAR COMMON CORNER OF SAID LOTS NOS. 132 AND 133; THENCE WITH THE LINE BETWEEN SAID LOTS. NOS. 132 AND 133 NORTHWARDLY 130 FEET TO THE POINT OF BEGINNING. LEGAL DESCRIPTION TAKEN FROM DEED BOOK 4839, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MELVIN D. PATTON, UNMARRIED, BY DEED FROM JAMES W. BLACKMAN AND WIFE, TERESA W. BLACKMAN, DATED 04/23/84 AND RECORDED 04/30/84 IN BOOK 6280, PAGE 973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYEANCE IS SUBJECT TO 2011 TAXES, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

WARRANTY DEED
(Continued)

This is improved (X) property, known as 924 Oneida Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 3rd day of June, 2011.

Melvin D. Patton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin D. Patton, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2011.

Notary Public

My Commission Expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072