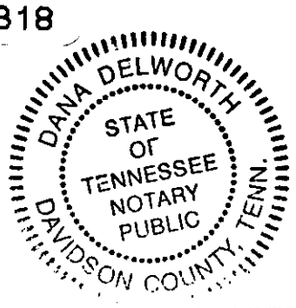
BILL GARRETT, Davidson County
Trans:T20110052042 DEEDWARR
Recvd: 08/23/11 15:48 2 pgs
Fees:13.00 Taxes:1174.75
20110823-0065318

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2011.

Notary Public

My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Clayton Collins Molly Fuller Collins	USAA Federal Savings Bank	Map: 083-01
1313 Greenwood Ave.	10750 McDermott Freeway	Parcel: 301.00
Nashville, TN 37206	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY CLAYTON COLLINS AND MOLLY FULLER COLLINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 7 of John W. Love's Subdivision of Greenwood of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to PinPoint Properties, LLC by deed from The 1313 Greenwood Avenue Trust, L&O Farms, as Trustee of record in Instrument 201101110002957, Register's Office for Davidson County, Tennessee, dated January 4, 2011. And being the same property conveyed to The 1313 Greenwood Avenue Trust, L & O Farms, LLC, as Trustee by deed from Charles Ernest Haynes and wife Carol Haynes of record in Instrument 201010130081866, Register's Office for Davidson County, Tennessee, dated October 12, 2010. And being the same property conveyed to Charles Ernest Haynes and wife Carol Hayes by Executor's Quitclaim Deed from The Estate of Pauline P. Forkum, deceased of record in Instrument 200803180027165, Register's Office for Davidson County, Tennessee, dated March 5, 2008. And further, being the same property conveyed to Pauline Forkum by deed from John Harvill Moore and wife Thelma Mai Moore of record in Book 3829, page 80, Register's Office for Davidson County, Tennessee, dated October 22, 1964.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1313 Greenwood Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2011.

PinPoint Properties, LLC

By: William Wood
Name: William Wood
Title: Authorized Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member/Manager of PinPoint Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2011.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY