WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2012.

Notary Public

My commission expires: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel ID Number
Christopher T| Wall	Regions Bank d/b/a Regions Mortgage	**148-10-0-122.00**
3831 Creekside Drive	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

FOR AND IN 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, I,

Erskin Collins, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher T\| Wall, a single man

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:

Being Lot No. 105 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office, Davidson County, Tennessee. Said Lot No. 105 fronts 84 feet on the northeasterly side of Creekside Drive and runs back between lines 268.34 feet on the northwesterly line and 250.12 feet on the southeasterly line to a dead line on which it measures 131 feet.

BILL GARRETT, Davidson County
Trans:T20120048985 DEEDWARR
Recvd: 07/03/12 10:47 2 pgs
Fees:13.00 Taxes:351.50
20120703-0058396

Being the same property conveyed to Erskin Collins and wife, Edna C. Collins by Warranty Deed of record in Book 3369, page 93, Register's Office, Davidson County, Tennessee. The said Edna C. Collins having since died and Erskin Collins taking sole title by tenancy by the entirety. Erksin Collins executed a Power of Attorney naming Helen Corn his attorney-in-fact, recorded June 11, 2012 at Instrument Number: 20120611-0050584, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to real property taxes for the year 2012 and thereafter, a lien, not yet due and payable; all matters shown on the plan of record in Book 2663, pages 62 and 63, R.O.D.C.,TN; and any and all existing easements and restrictions as shown of record. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (_) property, known as **3831 Creekside Drive, Nashville, TN 37211.**

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 26th day of **June, 2012.**

Erskin Collins

By: Erskin Collins Helen Corn A.I.F.

Helen Corn, Attorney-in-fact, of record in Instrument Number: 20120611-0050584, R.O.D.C., TN

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 **Helen Corn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker, **Erskin Collins**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **June, 2012.**

Nancy King Crawford

Notary Public

My Commission Expires: _____

My Commission Expires March 18, 2014