43 Names to (4 old 44) Be fixed

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Stephen D. Collins
8161 Duffield Road
Pegram, TN 37143

BILL GARRETT, Davidson County
Trans:T20130014293 DEEDQC
Recvd: 02/20/13 14:59 5 pgs
Fees:27.00 Taxes:0.00
20130220-0017086

NAME AND ADDRESS OF NEW OWNERS:

Stephen D. (Collins) and Christy Brown (wife) Collins
8161 Duffield Road
Pegram, TN 37143

SEND TAX BILLS TO:

Stephen D. and Christy Brown Collins
8161 Duffield Road
Pegram, TN 37143

MAP/PARCEL:

Tax Map 113000 Parcel 04300

(COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Stephen D. Collins, (hereinafter known as "Grantor") does hereby quitclaim to Stephen D. (Collins) and Christy Brown (wife) Collins, all interest they may possess in the following parcels of property located in Davidson County, Tennessee, being more particularly described as follows:

See exhibit "A" attached, AND EXHIBIT "B" ATTACHED.

1. Being the same property conveyed to Stephen D. Collins by Instrument No. See EXHIBIT "A", Register's Office for Davidson County, Tennessee.

This is Unimproved property located south of Old Charlotte on Duffield Road, Pegram, TN.

IN WITNESS WHEREOF, THE GRANTOR has caused this instrument to be executed this 20th day of February, 2013.

Stephen D. Collins Stephen D. Collins

Christy Brown Collins

STATE OF TENNESSEE) COUNTY OF DAVIDSON) Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Stephen D. Collins, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the grantor of the property and, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 20 th of ~~August, 2012~~ February, 2013.

Genea M. Cripps My Commission Expires: 1-11-17 Notary Public

GENEA M. CRIPPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Feb 2013
Deputy Register

EXHIBIT A (WORKING COPY DO NOT USE)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RCV BY: 12-20-96 :10:48AM : 615 726 0286→ 1 DYKE TATUM:# 1

BOOK 10302 PG 350

This Form furnished by Attorneys Title Company, Inc. **INSTALLMENT DEED** Form No. WD-4

FROM

TO

For draftsman's use
PREPARED BY
STEPHEN D. COLLINS
251 EISENHOWER DR.
NASHVILLE TN. 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) SAME	STEPHEN D. COLLINS (NAME)	MAP-113
(STREET ADDRESS OR RFD & BOX NUMBER)	251 EISENHOWER DR. (STREET ADDRESS)	PARCEL-43
(CITY) (STATE) (ZIP)	NASHVILLE TN. 37211 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS Stephen D. Collins (Affiant)
$12,500.00 TWELVE THOUSAND FIVE HUNDRED

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER 1996
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of $12,500 TWELVE THOUSAND FIVE HUNDRED DOLLARS
of which $2000.00 has been paid to each by the grantee hereinafter named, the receipt of which is hereby acknowledged, and the balance of the remainder the said grantee

$10,500.00 BALANCE TO BE PAID AS FOLLOWS: $200.00 PER MONTH, FOR 60 MONTHS WITH THE FIRST PAYMENT DUE ON FEBRUARY 15TH 1997 & THE FINAL PAYMENT DUE ON JANUARY 15, 2002. EACH PAYMENT SHALL BE MADE TO CHESTER E. DUFFIELD JR AND OR WIFE PATRICIA DUFFIELD.

and providing for payment of attorney's fees, and to secure the payment of said note as herein, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

CHESTER E. DUFFIELD JR. & WIFE PATRICIA DUFFIELD

hereinafter called the grantor, have this day bargained and sold, and do hereby transfer and convey unto STEPHEN D. COLLINS

hereinafter called the grantee, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING AT A STAKE, & RUNNING EAST 780' FEET TO A STAKE IN SPRING HOLLOW, THENCE 200' FEET TO A STAKE, THENCE 770' FEET WEST TO A STAKE THENCE 200' FEET TO A STAKE AT THE BEGINNING.

BEING MORE PARTICULARLY DESCRIBED FROM MAP #113, PARCEL 43, OF THE PROPERTY MAP OF DAVIDSON COUNTY, TENNESSEE, BEING A PARCEL OF LAND LOCATED IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO INA R. NASH; THENCE ALONG NASH'S NORTHERLY LINE EASTERLY 620 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE NASH PROPERTY; THENCE NORTHERLY IN A BROKEN LINE 200 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY OF H.L. DUFFIELD TO A POINT; THENCE WESTERLY ALONG DUFFIELD'S SOUTHERN LINE 530 FEET MORE OR LESS TO H.L. DUFFIELD'S SOUTHWEST CORNER WHICH JOINS THE EAST LINE OF CHESTER E. DUFFIELD'S PROPERTY; THENCE SOUTHERLY ALONG C.E. DUFFIELD'S LINE TO HIS SOUTHEAST CORNER 75 FEET MORE OR LESS, THIS POINT ALSO BEING THE NORTHEAST CORNER OF HAZEL ETHRIDGE'S PROPERTY; THENCE SOUTHERLY ALONG HAZEL ETHRIDGE'S LINE 130 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHESTER E. DUFFIELD JR. AND WIFE PATRICIA DUFFIELD BY DEED OF RECORD IN BOOK 10295, PAGE 356 REGISTERS OFFICE DAVIDSON CO. TENNESSEE, ON THE 21 DAY OF AUGUST 1987.

This is improved (X) property, known as MAP # 113 PARCEL # 43 PEGRAM TN. 37143
(Street Number) (Street) P.O. Address (City or Town) (Postal Zone)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"
COMBINING PARCEL 43 & 44
CREATING NEW PARCEL 43
C.I.D.

Davidson County CO
Recvd: 03/17/05 13:32 2 pgs
Fees:12.00 Taxes:0.00
20050317-0029517

AN APPLICATION TO COMBINE PARCELS

The owner(s) of land in Davidson County Stephen D. Collins _____ desire to amend the property map of his/her/their property in the following manner:

Delete parcel(s) 44 on map(s 113 and combine with parcel 43 on map 113.

The owner(s) understands that, once these parcels are combined, a new subdivision plat or other similar legal instrument will be required pursuant to the subdivision regulations to create new building sites.

The owner(s) understands that the purposes of this application are:

1) to reflect unity of ownership over this land and

2) to create a legal building site containing two or more lots or parcels.

The owner(s) understands that this application to combine is not a re-platting of said property nor is it a re-definition of this property. The legal definition of the combined property will remain the same after combined.

This document does not affect any easements, or any other interest in land, which may be associated with these parcels.

The owner(s) hereby swear or affirm that he/she/they are the true owners of the two parcels listed above to be consolidated.

OR

He/She is working on the direct behalf of the owner

BY: Stephen D. Collins Date: 3-17-05
BY: _____ Date: _____

Approval by Mapping Services Division: Maren S. Starks Date: 3-17-05

43&44 Combine Document

Document prepared by Mapping Services

Before me, the undersigned, a Notary Public of the State of Tennessee and County of Davidson, personally appeared Stephen Dale Collins, who upon oath, acknowledges herself/himself to be the true owner(s) of record or their representative of said parcels and that she/he executed the foregoing instrument for the purposes contained herein.

Witness my hand and official seal at office this the 17 day of May, 2005.

BY: _____
Notary Public

My Commission Expires: _____

RICHARD THOMOPOULOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008