BOOK 4516 PAGE 768

WARRANTY DEED

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J R Enterprizes, Inc. (NAME)	First Federal Savings (NAME)	118-7
2806 Azalea Place (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	144
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	03865 BH

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and the further consideration of the grantee assuming and agreeing to pay an indebtedness payable to First Federal Savings and Loan Association of Nashville, said note being secured by a Deed of Trust of record in Book 2422, Page 571, Register's Office for Davidson County, Tennessee.

We, Edgar Perry, Jr. and wife, Monnie J. Perry

have this day bargained and sold, and do hereby transfer and convey unto the said J R Enterprizes, Inc.

its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block C, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 17 fronts 70 feet on the easterly side of Azalea Place and runs back between lines, 185.6 feet on the northerly line and 159.3 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Edgar Perry, Jr. and wife, Monnie J. Perry, by deed from Joe Edward Thompson and wife, of record in book 3506, page 355, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 30th day of June 19 71

Affiant

My commission expires: 7/29/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2806 Azalea Place (House Number) (Street) P. O. Address: Nashville, Tennessee 37204 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J R Enterprizes, Inc.

its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as hereinabove noted.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J R Enterprizes, Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 30th *day of* June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edgar Perry Jr.

Monnie J. Perry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edgar Perry, Jr. & wife, Monnie J. Perry, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 30th *day of* June, *19* 71

Notary Public

Commission expires 7/29/73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... of the ....., *the within named bargainor, a corporation, and that* ..he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19* .....

.....Notary Public

Commission expires .....

JUL-2? CONV 22,500.00
JUL-2? S TAX A* 58.50
JUL-2? R FEE A* .50
JUL-2? W DEED A* 4.00 * 63.00

B 21470

IDENTIF. REFERENCE

JUL 2 2 43 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Edgar Perry, et ux

TO
J R Enterprizes, Inc.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE