WARRANTY DEED

BOOK 4921 PAGE 563

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Perryman, Suite 4 (NAME:)	Same (NAME:)	
6202 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-B
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	31-461

For and in Consideration of the sum of Ten & 00/100 ($10.00) *DOLLARS* paid in cash, and other good and valuable consideration received from the grantee hereinafter named, the receipt of all of which is hereby acknowledged; we,

JUN 12 75	CONV	32,000.00			
JUN 12 75	S'TAX		A*	83.20	
JUN 12 75	PR'FEE		A*	.50	
JUN 12 75	W'DEED		A*	8.00	* 91.70

CATHERINE BALDINGER, THOMAS R. BEEHAN, JR. and wife, MARY CATHERINE BEEHAN,

have bargained and sold, and by these presents do transfer and convey unto the said grantee, KEITH PERRYMAN, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Being Lot No. 1 of the Resubdivision of Lot No. 93 on the Map of Sunset Park, as of record in Book 4885, Page 39, Register's Office for Davidson County, Tennessee, consisting of 8025 square feet, more or less, located on Blair Boulevard and bounded and described as follows:

Beginning at a cement monument in the northeast corner of the property, N. 85° W. 50' to an iron pin; thence S. 1° 15' W. 160.5' to an iron pin; thence S. 85° E. 50' to an iron pin; thence N. 1° 15' E. 160.5' to the beginning.

Being a portion of the same property conveyed to Johnnie Vaughan by deed from F. M. Hampton and wife, of record in Book 1245, Page 482, Register's Office, Davidson County, Tennessee, being a portion of the same property inherited from Johnnie McCarty Vaughan, a widow, as provided in Will of record in Book _____, Page _____, said Register's Office; and being a portion of the same property conveyed to Catherine Baldinger, Thomas R. Beehan, Jr., and wife Mary Catherine Beehan, from W. T. Vaughan and wife, Imogene W. Vaughan, Mary Emma Vaughan Faulkner, Edna Earle Vaughan Lamb, Thomas C. Lamb, and Ella Claire Vaughan, of record in Book 1372, Page 294, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 11th day of June 19 75

Affiant

My commission expires: Jan. 31, 1978 (Affix Seal)

Notary Public

ARCHIE NOTARY PUBLIC DAVIDSON CO.

This instrument was prepared by Hugh C. Howser, Jr., Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

TRACT II:
Being Lot No. 2 of the Resubdivision of Lot No. 93 on the Map of Sunset Park, as of record in Book 4885, Page 39, Register's Office for Davidson County, Tennessee, consisting of 8025 square feet, more or less, located on Blair Boulevard and bounded and described as follows:

Beginning at a cement monument in the northwest corner of the property; thence S. 85° E. 50' to an iron pin; thence S 1° 15' W. 160.5' to an iron pin; thence N. 85° W. 50' to an iron pin; thence N. 1° 15' E. 160.5' to the beginning.

Being a portion of the same property conveyed to Mrs. Johnnie Vaughan by deed from F. M. Hampton and wife, of record in Book 1285, Page 482, Register's Office for Davidson County, Tennessee, being a portion of the same property inherited from Johnnie McCarty Vaughan, a widow, as provided in Will of record in Book _____, Page _____, said Register's Office, and being a portion of the same property conveyed to Catherine Baldinger, Thomas R. Beehan, Jr. and wife, Mary Catherine Beehan, from W. T. Vaughan and wife, Imogene W. Vaughan, Mary Emma Vaughan Faulkner, Edna Earle Vaughan Lamb, Thomas C. Lamb, and Ella Claire Vaughan, of record in Book 1372, Page 294, said Register's Office.

unimproved ( ) This is improved (X) property, known as 2507 Blair Blvd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee, *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.*

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* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* June, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Catherine Baldinger
Catherine Baldinger

Thomas R. Beehan, Jr.
Thomas R. Beehan, Jr.

Mary Catherine Beehan
Mary Catherine Beehan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Morgan, *a Notary Public in and for said County and State, the within named* Thomas R. Beehan, Jr. and wife, Mary Catherine Beehan,

*the bargainor*s, *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* 11 *day of* June, *19* 75.

Joe Morgan, *Notary Public*

Commission Expires Nov. 2, 1977

JOE MORGAN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Morgan, *a Notary Public in and for said County and State, the within named* Catherine Baldinger,

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 11 *day of* June, *19* 75.

Joe Morgan, *Notary Public*

Commission Expires Nov. 2, 1977

JOE MORGAN NOTARY PUBLIC DAVIDSON COUNTY

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.....

WARRANTY DEED

FROM

CATHERINE BALDINGER, et al.

TO

KEITH PERRYMAN

D0245 2

IDENTIF. REFERENCE

JUN 12 10 50 AM '75

FELIX L. RILEY, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE