BOOK 4935 PAGE 244 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,800.00

Frank E Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 75

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Perkins (NAME)	Guaranty Mortgage Company (NAME)	8DA-32-88
6514 Thunderbird Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 103-3
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 77

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, ~~WE~~ I, PEGGY B. RILEY (now RUOF)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK E. PERKINS and wife, JUDY E. PERKINS

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:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1273 on the plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of Landau Drive, common corner of Lots Nos. 1273 and 1274; thence with the line between said two lots, northeasterly 109.3 feet to the common corner of Lots Nos. 1272, 1273, and 1274; thence with the line between Lots Nos. 1272 and 1273, southeasterly 123.0 feet to a point in the northwesterly margin of Thunderbird Drive; thence with said margin, southwesterly 84.3 feet to a point; thence around a curve southwesterly 39.27 feet to a point in the northeasterly margin of Landau Drive; thence with said margin, northwesterly 98.0 feet to the point of beginning.

BEING the same property conveyed to Perry Thaxton Riley and wife, Peggy B. Riley by deed from Alvin W. Terrel and Son, Inc., a Tennessee corporation, of record in Book 3892, page 945, Register's Office for Davidson County, Tennessee; the said Perry Thaxton Riley and Peggy B. Riley having since been divorced. The said Perry Thaxton Riley having quitclaimed his right title and interest in and to the above described property to Peggy B. Riley (now Ruof).

This is { unimproved ( ) / improved (XX) } property, known as 6514 Thunderbird Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand this 23rd day of July, 19 75

Peggy B. Riley Ruof

Peggy B. Riley Ruof

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY B. RILEY RUOF

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 23rd day of July 19 75

Commission expires 5-1-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

PEGGY B. RILEY RUOF

TO

FRANK E. PERKINS ET UX

D 0 8 1 9 3

IDENTIF. REFERENCE

JUL 24 2 25 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JUL 24 75		CONV	27,800.00			
JUL 24 75	S'TAX			A*	72.28	
JUL 24 75	PR'FEE			A*	.50	
JUL 24 75		W'DEED		A*	4.00	* 76.78

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.