TENNESSEE TITLE COMPANY

NEW OWNERS: LUTHER PERRY, ET UX, 713 Lena Avenue, Send Tax: Same BOOK 5030 PAGE 108

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create tenants in the entirety

XXX I, LUTHER WILLARD PERRY, the sole heir of Hugh Perry, deceased

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto J. F. McClellan, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lots #21 and #22 in J. F. Davis' subdivision of Lots in the thirteenth Civil district, fronts twenty-five (25) feet on the North side of Batavia Street, and runs back between parallel lines of one hundred and fifty-seven (157) feet to an allely, fifteen (15) feet wide. Lot #21 is bounded on the east by lot #20 and lot #20 and lot #20 and lot #22 is bounded on the west by lot #23,
Being the same property vested in Hugh Perry by Deed from Elizabeth Price, in Book 1323, page 23, Register's Office and vested in Luther Willard Perry, the nephew and sole-heir-at-law of Hugh Perry, deceased.

This is unimproved property known as 2202 Batavia Street, Nashville, Tennessee.

92-7
190 pw

THIS INSTRUMENT WAS PREPARED BY ATTY. J. F. McCLELLAN, 941 JEFFERSON STREET, NASHVILLE, TENNESSEE 37208

MAY 28 76 MISC B* 4.00 * 4.00

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS Luther Willard Perry do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Luther Willard Perry and wife, Mariah W. Perry heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of a any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 26th day of May, 19 76.

Luther Willard Perry

J. F. McClellan
Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, a Notary Public in and for said County and State, the within named Luther Willard Perry and ~~wife, Mariah W. Perry~~ and J. F. McClellan, JR. *, Trustee, the 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 26th day of May, 19 76.

Commission expires 2-28-1980 Notary Public

TENNESSEE TITLE COMPANY

D51369

IDENTIFICATION REFERENCE

MAY 28 2 48 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Deed

From: LUTHER WILLARD PERRY

to: J. F. McCLELLAN, Trustee.

AND

From: J. F. McCLELLAN, Trustee.

to: LUTHER WILLARD PERRY & WIFE, MARIAH PERRY

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Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1010 MURRAY

BOOK 5030 PAGE 109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

None — J. Tom Gilliam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1975.

G. Alexander
Notary Public

MY COMMISSION EXPIRES: 2-28-1980

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.