This instrument prepared by:
Thomas J. Stack, Jr., Atty.
First American Center
Nashville, Tennessee

BOOK 5455 PAGE 195

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leonard Miller Perry et ux	Guaranty Mtg. Co	Map 133-12
(NAME) 428 Benita Drive	(NAME) P.O. Box 786	Parcel 34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Brentwood, TN 37027	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Leonard Miller Perry and wife, Ingrid A. Perry and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Dorris B. Calvin, Jr. and wife, Ruby Sandra Calvin,

have this day bargained and sold, and do hereby transfer and convey unto the said Leonard Miller Perry and wife, Ingrid A. Perry, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 80 feet on the easterly side of Benita Drive and extends back 134.3 feet on the northerly line and 147.60 feet on the southerly line to a broken line measuring 64.71 feet thereon.

The above described property was conveyed to Dorris B. Calvin, Jr., and wife, Ruby Sandra Calvin, by deed from Ronald L. Dickson and wife, Cora C. Dickson, of record in Book 4792, page 154, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage along the rear line of premises, 30-foot building setback line from Benita Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee; and Restrictive Covenants of record in Book 3792, page 445, and amended in Book 3816, page 784, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me, this the 15th day of June 19 79

Affiant

My commission expires: 4/[illegible]

(Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 428 Benita Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Leonard Miller Perry and wife, Ingrid A. Perry, their *(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 for 1979 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leonard Miller Perry and wife, Ingrid A. Perry, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 15th day of June, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorris B. Calvin, Jr.

Ruby Sandra Calvin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kent *, a Notary Public in, and for said County and State,* Dorris B. Calvin, Jr. and wife, Ruby Sandra Calvin

*the within named 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* 15th *day of* June *, 19* 79

Nancy L Kent *Notary Public*

Commission expires 7/12/82

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 .....

1873

F 36428

IDENTIF. REFERENCE

JUN 25 3 31 PM '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Dorris B. Calvin, Jr. et ux

TO

Leonard Miller Perry et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Chicago Title Insurance Co.
CENTURY PLAZA BUILDING
SUITE 142
2000 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5455 PAGE 197

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45500.00- CO
118.30 CO TX
.50 PRFEE
4.00 WDEED
CHECK 122.80-
1877A06/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36428

IDENTIF. REFERENCE

JUN 25 3 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692739