FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1983.

Notary Public

MY COMMISSION EXPIRES: 1-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Cecil Perry, etux (NAME)	Tennessee Housing Development Agency c/o Commerce Union Bank (NAME)	15DZ-6130
3923 Baxter Street (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	61-15-31
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	

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, Thelma Ables Braden, now Thelma Baker, Celestia Braden Burleson, now Celestia Frost, Billy Wayne Braden, Bobby Taylor Carlton, Betty Carlton, now Betty McCormick, Dianne Carlton, now Dianne Morris and Susie Mai Carlton, now Susie Mai Damron HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Cecil Perry and wife, Jacqueline B. Perry

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 Davidson County, Tennessee, being the northerly 33 feet 4 inches of Lot No. 51 and the southerly 33 feet 4 inches of Lot No. 52 on the plan of Maplewood Home Tract, of record in Book 421, page 174, Register's Office for said County.

SAID Property fronts 66 feet 8 inches on the westerly margin of Baxter Street and extends back between parallel lines, 225 feet to a dead line.

BEING the same property conveyed to Marie Arnold Carlton by deed from Bronie Owens Willis Anderson, of record in Book 3254, page 427, said Register's Office. Marie Arnold Carlton, also known as Nellie Marie Carlton, has since died, devising a life estate to John Taylor Carlton, with remainder to Ellis Wilson Braden, as to a one-half interest, and Bobby Taylor Carlton, Betty Carlton, Deanne Carlton, and Susie Mai Carlton, as to a one-half interest, by will of record in Book 6000, page 149, Register's Office for said County. John Taylor Carlton subsequently died on April 30, 1983. Ellis Wilson Braden died on May 19, 1974, leaving as his only heirs at law Thelma Ables Braden, now Thelma Baker, Celestia Braden Burleson, now Celestia Frost, and Billy Wayne Braden.

94466 IDENTIF. REFERENCE DEC 29 12 08 PM '83 FELIX A. ANDERSON, JR. REGISTER DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 3923 Baxter Street, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

12/29 106.60-

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 our hand s this 27th day of December, 1983

Thelma Baker — Celestia Frost — Billy Wayne Braden

Thelma Baker — Celestia Frost — Billy Wayne Braden

Bobby Taylor Carlton — Betty McCormick — Dianne Morris

Bobby Taylor Carlton — Betty McCormick — Dianne Morris

Susie Mai Damron

2642

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Thelma Baker, Celestia Frost, Billy Wayne Braden, Bobby Taylor Carlton, Betty McCormick, Dianne Morris and Susie Mai Damron

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of December, 19 83

NOTARY PUBLIC

My commission expires:

1/18/87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Thelma Baker, Celestia Frost, Billy Wayne Braden, Bobby Taylor Carlton, Betty McCormick, Dianne Morris and Susie Mai Damron

TO

Clarence Cecil Perry and wife,

Jacqueline B. Perry

BOX 10

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36500.00- CAMT.
100.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 106.60-
2642A12/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 4 6 6

IDENTIF. REFERENCE

Dec 29 12 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 3164