THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

6048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Timothy Perry et ux 1517 Lone Oak Circle Nashville, TN 37215	Third National Mortgage P. O. Box 2628 Nashville, TN 37219	131-7 98 16DA-29215

WARRANTY DEED

BOOK 6376 PAGE 553

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Perry M. Nicassio and wife, Betsy K. Nicassio,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Timothy Perry and wife, Diane J. Perry,

hereinafter called the Grantee, Grantee's 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 Lot No. 29 on the plan of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County.

SAID Lot No. 29 fronts 100 feet on the southerly margin of Lone Oak Circle and extends back 262.7 feet on the easterly line and 255.6 feet on the westerly line to a dead line in the rear, measuring 118 feet thereon.

BEING the same property conveyed to Perry M. Nicassio and wife, Betsy K. Nicassio by deed from John C. Arch and wife, Diane Arch, of record in Book 5489, page 799, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1488, page 131, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company of record in Book 5489, page 802, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is (xx) improved property, known as 1517 Lone Oak Circle, Nashville, Tennessee 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of September, 1984.

Perry M. Nicassio

Betsy K. Nicassio

Perry M. Nicassio

Betsy K. Nicassio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 1984, before me personally appeared Perry M. Nicassio and Betsy K. Nicassio, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Penelope S. Tibbetts
Notary Public

My Commission Expires: 10/20/85

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6376 PAGE 554

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 74,900.00.

John Timothy Perry
Affiant

Subscribed and sworn to before me, this the 6th day of September, 19 84.

My Commission Expires: 11-17-84

_____
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

14826

REGISTER'S REFERENCE

SEP 7 10 00 AM '84

DAVIDSON COUNTY, TN

3492 09/07 21.24 - CHECK

WARRANTY DEED

from:
PERRY M. NICASSIO ET UX

to:
JOHN TIMOTHY PERRY ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6376 PAGE 555

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
			74900.00- CAMT.	
			194.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.24-
8492A	09/07/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 48 12 6

IDENTIF. REFERENCE

SEP 7 10 40 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0067071