#3576

WARRANTY DEED

BOOK 6452 PAGE 970

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stewart Neal Perlman and Suzanna Perlman (NAME)	Third National Mortgage Co. (NAME)	Map 143-6A
429 Valley Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2628 (STREET ADDRESS)	Parcel 49
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Fld Bk 9D-78137

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, RICHTER AND TIGERT BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEWART NEAL PERLMAN and wife, SUZANNA PERLMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 15 on the Plan of Harpeth Trace Estates, Phase II, as of record in Plat Book 5200, pages 556-558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richter and Tigert Builders, Inc., by deed from Jerome L. Rosenblum and Frank G. Friedman, Trustee of record in Book 6294, page 582, and by deed from Jerome L. Rosemblum and Bernard D. Goldstein, Trustee, of record in Book 6312, page 831, both corrected by instrument of record in Book 6360, page 589, said Register's Office.

This conveyance is made subject to (1) Declaration of Covenants, Conditions, and Restrictions of record in Book 5120, page 208, Book 5380, page 357, as supplemented in Book 6094, page 718; and (2) All matters appearing on the Plan of record in Plat Book 4200, pages 556-558, said Register's Office.

This is unimproved ( ) improved (X) property, known as 429 Valley Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of December, 19 84.

RICHTER AND TIGERT BUILDERS, INC. ATTEST:

By: President By:

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce M. Tigert with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be president of the Richter & Tigert Builders, Inc., the within named bargainor, a corporation, and that as such president being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Bruce M. Tigert as such president.

Witness my hand and official seal, at Nashville, Tennessee this 14th day of December, 19 84.

Notary Public

Commission expires 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the Richter & Tigert Builders, Inc., the within named bargainor, a corporation, and that as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 1984.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,400.00

Stewart Perlman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1984

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED
17138

FROM
TITLE REFERENCE
RICHTER AND TIGERT BUILDERS, INC.

DEC 19 3 01 PM 1984
REGISTER
DAVIDSON COUNTY, TN

STEWART NEAL PERLMAN

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

161400.00- CAMT.
419.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 426.14-
6990A 12/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

171386

IDENTIF. REFERENCE T

Dec 19 3 01 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 94778