RE-RECORD BOOK 7454 PAGE 831

BOOK 7451 PAGE 62

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[CALVIN FALKNER AND [MARJORIE JEAN FALKNER [411 RUDOLPH STREET [NASHVILLE, TN	SAME	MAP 83-10 PARCEL 337s

[This instrument prepared by: David J. Waynick, Attorney
[120 Donelson Pike, Nashville, Tennessee 37214

Mail

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Mary E. Perryman and Raymond Porter Perryman (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Calvin Falkner and wife, Marjorie Jean Falkner (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"):

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for this transfer is $21,000.00

Calvin Falkner
Affiant

[Subscribed and sworn to before me this 15th day of January, 1988.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My commission Expires 12-15-90

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IDENTIFICATION REFERENCE

JAN 19 10 43 AM '88

DAVIDSON COUNTY, TN

Page 1 of 2

JAN 25 8 44 AM '88

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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RE-RECORD

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 successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of Jan, 1988.

Mary E. Perryman
MARY E. PERRYMAN

Raymond Porter Perryman
RAYMOND PORTER PERRYMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David J. Wayne, a Notary Public in and for said County and State, the within named Mary E. Perryman and Raymond Porter Perryman, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of January 1988.

David J. Wayne
Notary Public

DAVID J. WAYNE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-1-90

EXHIBIT "A" RE RECORD BOOK 7454 PAGE 833

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 224 and the southerly 7 feet of Lot No. 223 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County.

Said Lot No. 224 and the southerly part of Loat No. 223 front together 37 feet on the easterly side of Rudolph Street and runs back between parallel lines 128 feet to an alley.

Being the same property convey to Mary E. Perryman and husband, Raymond Porter Perryman by Quit Claim Deed of record in Book 5602 Page 759.

This conveyance is subject to Restrictive Covenants of record in Book 518, page 444, Book 635, page 715, said Register's Office.

This is improved property located at 411 Rudolph Street, Nashville, Tennessee.