File 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
JAMES HOBERT HARTER	VALLEY FIDELITY BANK & TRUST CO.	15DZ 6130
(NAME) 3923 Baxter Avenue	(NAME) P.O. Box 1991	Map 61-15 #31
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS) Knoxville, TN 37901	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7552 PAGE 823

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, CLARENCE CECIL PERRY AND WIFE, JACQUELINE B. PERRY,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES HOBERT HARTER, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

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 Clarence Cecil Perry and wife, Jacqueline B. Perry, by deed from Thelma Ables Braden, now Thelma Baker, et als, of record in Book 6203, page 224, Register's Office for Davidson County, Tennessee.

33526

IDENTIFICATION REFERENCE

MAY 25 12 14 PM '88

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

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

To have and to hold the said trade 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.

Whenever 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 hands this 17th day of May, 19 88

Clarence Cecil Perry
Clarence Cecil Perry

Jacqueline B. Perry
Jacqueline B. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7552 PAGE 824

Personally appeared before me the undersigned, a Notary Public in and for said County and State Clarence Cecil Perry and wife, Jacqueline B. Perry

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 purposes therein contained.

Witness my hand and official seat at Madison, Tennessee, this 17th day of May, 19 88.

Joyce B. Dority
Notary Public

Commission expires 7-17-88

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 (or proved to me on the basis of satisfactory evidence), 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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $47,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James Hobert Harter

Sworn to and subscribed before me this 17th day of May, 19 88.

My commission expires 7-17-88 Notary Public Joyce B. Dority

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM
CLARENCE CECIL PERRY ET UX

TO
JAMES HOBERT HARTER

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

0712 05/25 0101 CHECK 140.62

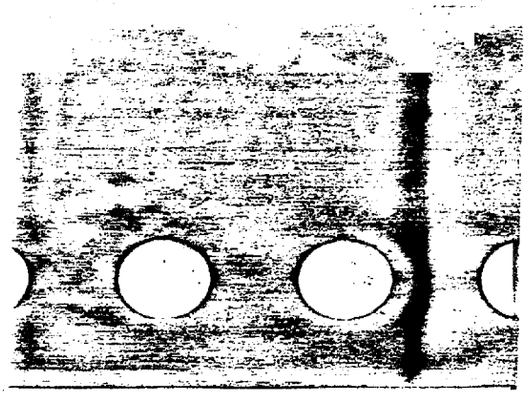
OFFICIAL RECEIPT

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

RECEIVED OF _____

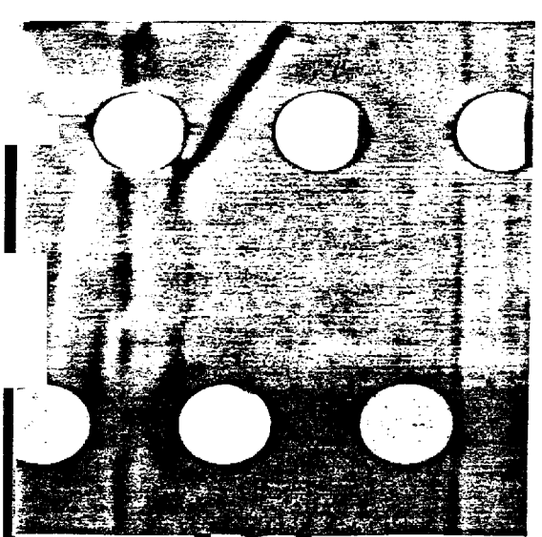
FOR _____

BOOK 7552 PAGE 825



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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 47900.00
CON TX 134.12
PRFEE 0.50
MTGTX 6.00
TOTAL 140.62
CHECK 140.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/25/88 01 12:16 0001 0712

335 26

IDENTIFICATION REFERENCE

MAY 25 12 14 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 94865