ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Phillip Anthony Perry etux	Bailey Mortgage Company	Map and Parcel
4832 Aster Drive	ATTN: Tax Department	133-16-28
Nashville, TN 37211	200 South Lamar	
	Jackson, MS 39201	

This instrument prepared by: Cindy S. Smith, Attorney at Law,
2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William A. Scott and wife, Mary Elizabeth Scott,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Phillip Anthony Perry and wife, Lisa K. Perry,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 3 on the Plan of Highview Acres, of record in Book 2331, page 52, Register's Office for said County, as follows:

Said Lot No. 3 fronts 66 feet on the easterly side of Aster Drive, and extends back 181.2 feet on the northerly line and 152.7 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to William A. Scott and wife, Mary Elizabeth Scott, by deed from Joe Grubbs, Jr., and wife, Nancy C. Grubbs, of record in Book 3979, Page 197, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4832 Aster Drive, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 2331, Page 52, and all matters therein; (2) Restrictive Covenants of record in Book 2444, Page 35, said Register's Office; (3) Easement for Sanitary Sewers of record in Book 6369, Page 626, said Register's Office; (4) Tax Lien for the current year, said taxes being prorated and the payment of same assumed by the Grantees; (5) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $62,000.00.

= Phillip Anthony Perry
Affiant

Subscribed and sworn to before me this 1st day of March, 1990.
Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of March, 1990.

William A. Scott
William A. Scott

Mary Elizabeth Scott
Mary Elizabeth Scott

STATE OF TENNESSEE.
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William A. Scott and wife, Mary Elizabeth Scott, with whom I am personally acquainted, or who 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 1st day of March, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

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IDENTIF. TREFERENCE 90

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DAVIDSON COUNTY TN.

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