Mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8113 PAGE 599

ADDRESS NEW OWNER:
Thomas R. Perry and Lisa C. Perry
3040 Boulder Park Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Security Financial & Mortgage Corporation
12444 Powerscourt Drive, Suite 140
St. Louis, Missouri 63131

MAP AND PARCEL:
MAP 096-14-0
GROUP 221.0
PARCEL 03DZ61504

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and the assumption by Grantees of the existing first mortgage indebtedness, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, George A. Filson and wife, Chloe M. Filson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas R. Perry and wife, Lisa C. Perry, hereinafter called the Grantees, their 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. 38 on the Plan of Hickory Bend, Section 3 of record in Book 3600, page 42, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to George A. Filson and wife, Chloe M. Filson by deed from Peggy A. Coomer dated April 25, 1989, as of record in Book 7825, page 368, Register's Office for Davidson County, Tennessee.

This is improved property known as 3040 Boulder Park Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to restrictive covenants of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee; and subject to the terms, conditions and limitations shown upon the Plat of record in Plat Book 3600, page 42, said Register's Office.

As a portion of the consideration for this conveyance, as evidenced by their acceptance of this deed, Grantees herein assume and promise to pay as due, commencing with the payment due June 1, 1990, and to indemnify and hold Grantors harmless from any future liability on, the existing first mortgage indebtedness owed to Security Financial and Mortgage Corporation, as evidenced by a deed of trust recorded in Book 7526, page 543, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas R. Perry and wife, Lisa C. Perry, their heirs and assigns, forever; and we, George A. Filson and wife, Chloe M. Filson 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of May, 1990.

George A Filson
George A. Filson

Chloe M. Filson
Chloe M. Filson

STATE OF TENNESSEE)
COUNTY OF WILSON)

355i 05/22 0101 03CHECK 232.39

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George A. Filson and wife, Chloe M. Filson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of May, 1990.

Patricia M. Swain
NOTARY PUBLIC

PATRICIA M. SWAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,268.69.

Lisa C. Perry
AFFIANT

Subscribed and sworn to before me
this 15th day of May, 1990.

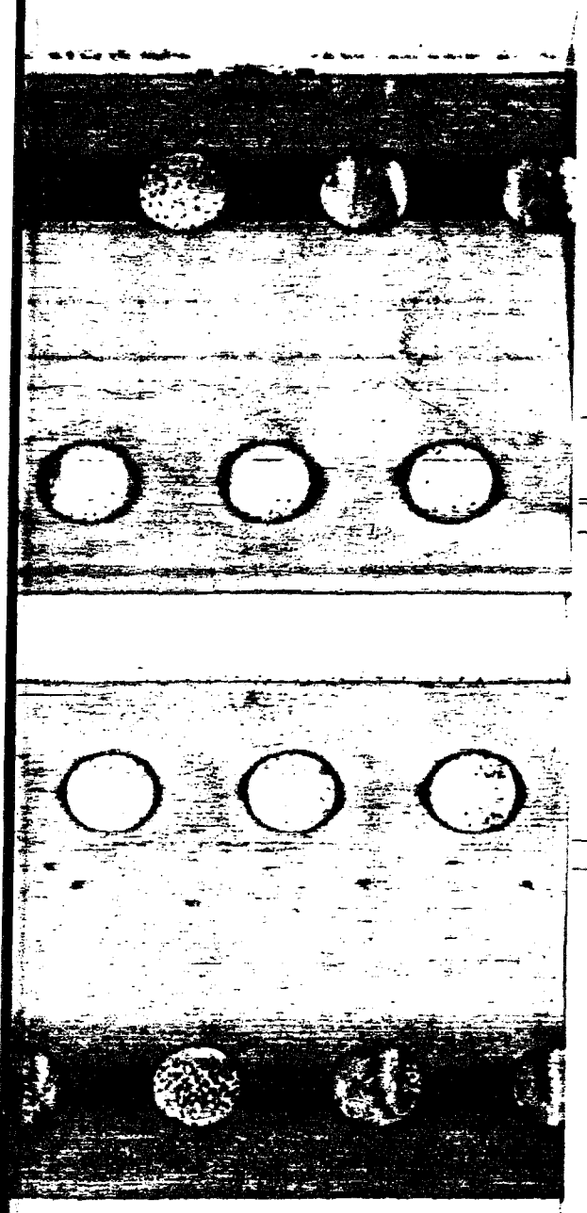
Patricia M. Swain
NOTARY PUBLIC
My Commission Expires: March 13, 1993

PATRICIA M. SWAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAY 22 8 58 AM '90

TENNESSEE REFERENCE

27839



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

CAMT 68268.69
CON TX 225.39
PRFEE 1.00
MDEED 6.00
TOTAL 232.39
CHECK 232.39

05/22/90 01 08:59 0001 3551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27839

IDENTIF. REFERENCE

MAY 22 8 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 320975