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OCT 9 8 55 AM '91

5300

THIS INSTRUMENT PREPARED BY: Ronald L. Stone
Finch & McBroom
211 Printers Alley Bldg.
Suite 502
Nashville, Tennessee 37201

WARRANTY DEED

FROM: Wanda Perry Palus,
Daniel Matthew Bates,
Dana Michelle Johnson

TO: James E. Perry
1006 Dozier Place
Nashville, TN 37216

Send Tax Bills To: James E. Perry
1006 Dozier Place
Nashville, TN 37216

Map...: 072-10-0
Parcel: 142-00
F.B...: 15DA 03375

FOR AND IN CONSIDERATION OF the payment of the sum of $9,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wanda Perry Palus, Daniel Matthew Bates and Dana Michelle Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James E. Perry, Grantee, his heirs and assigns, all of their rights, title and interest in and to a certain tract of parcel of land described as follows:

Land in Davidson County, Tennessee: Being Lot No. 8 on the Map of Eastmoor Place, of record in Book 547, pages 177 and 178, Register's Office for said County.

Said Lot No. 8 fronts 54.5 feet on the northerly side of East Delmas Avenue and runs back between lines, 263.7 feet on the westerly line and 278.25 feet on the easterly line, to a dead line, measuring 56.35 feet thereon.

Being the same property conveyed to Dudley E. Perry and wife, Susie P. Perry by Warranty Deed from Robert F. Spann, Trustee, or record in Book 4662, page 969, Register's Office of Davidson County, the said Dudley E. Perry and Susie P. Perry having since deceased; the said Susie P. Perry having pre-deceased Dudley E. Perry, and, the said Dudley E. Perry having died intestate, leaving as his only heirs-at-law: James E. Perry, Charles J. Perry and Catherine W. Hann.

The said Charles J. (Jerome) Perry has since deceased, and, pursuant to a joint will with his wife, Edith Elese Perry, purported to devise his interest in said premises to Dana Michelle Bates (now Johnson) and Daniel Matthews Bates, his step-grandchildren. Further, the said Charles Jerome Perry is survived by Wanda Perry Palus, his daughter and only natural child and heir-at-law.

That, a dispute has since arisen between the said Dana Michelle (Bates) Johnson, Daniel Matthew Bates and Wanda Perry Palus over the construction and validity of the purported Last Will and Testament of Charles J. (Jerome) Perry, said dispute having been compromised and settled; and, now, the said Dana Michelle (Bates) Johnson, Daniel Matthew Bates and Wanda Perry Palus, join in this conveyance for the purposes of conveying to James E. Perry the entire undivided interest previously held by Charles J. (Jerome) Perry.

Thaddeus A. Palus, Jr., the husband of Wanda Perry Palus and John Johnson, the husband of Dana Michelle (Bates) Johnson, join in this conveyance so as to transfer any interest which they may have in the subject property arising out of their resepctive marriages. Daniel Matthew Bates is unmarried.

The said Daniel Matthew Bates is a minor, however, for purposes of this conveyance, his disability as a minor has been removed, pursuant to the Order of the Third Circuit Court of Davidson County, Tennessee entered on the 5th day of August, 1991, Docket No. 91C-2427.

This is improved property known as 1129 Delmas Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract 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. 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.

WITNESS OUR HANDS,

DANA MICHELLE JOHNSON

JOHN JOHNSON

WANDA PERRY PALUS

THADDEUS A. PALUS, JR.

DANIEL MATTHEW BATES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00 .

Wanda Pury Parker
AFFIANT

Subscribed and sworn to before me, this 26th day of September, 1991.

Janice C. Fox
Notary Public

My Commission Expires: 10/12/93 .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Zander, a Notary Public in and for said County and State, the within named Dana Michelle Johnson the bargainor____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23 day of September, 1991.

Stephanie Zander
Notary Public

My Commission Expires: July 23, 1994 .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Zander, a Notary Public in and for said County and State, the within named John Johnson the bargainor____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23 day of September, 1991.

Stephanie Zander
Notary Public

My Commission Expires: July 23, 1994 .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Zander, a Notary Public in and for said County and State, the within named Daniel Matthew Bates the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23 day of September, 1991.

Stephanie Zander
Notary Public

My Commission Expires: July 23, 1994.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice C. Long, a Notary Public in and for said County and State, the within named Wanda Perry Palus the bargainor, with whom I am personally acquainted, and who acknowledged that Wanda Perry Palus executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of September, 1991.

Janice C Long
Notary Public

My Commission Expires: 10/12/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessie J. Hoobs, a Notary Public in and for said County and State, the within named Thaddens A. Palus, Jr. Thaddens A. Palus, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27 day of September, 1991.

Jessie J. Hoobs
Notary Public

My Commission Expires: My Commission Expires Nov 26, 1991.

j:082291

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**ADDENDUM TO DEED FROM
WANDA PERRY PALUS, DANIEL MATTHEW BATES,
DANA MICHELLE JOHNSON
TO JAMES E. PERRY**

I, Linda Gail Bates, hereby join in this conveyance and hereby quitclaim to James E. Perry any right, title or interest in the property described herein which I might have, which arise out of the marital rights which may have accrued to my mother, Edith Elese (Moore) Perry by virtue of her marriage to Charles J. (Jerome) Perry.

Linda Gail Bates
LINDA GAIL BATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Zander, a Notary Public in and for said County and State, the within named Linda Gail Bates the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contacted.

Witness my hand and official seal at Nashville Tennessee, this 7th day of October, 1991.

Stephanie Zander
NOTARY PUBLIC

My Commission Expires: July 23, 1994.

1310 10/09 0101 03CHECK 49.30

j:100391

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

MAMT	9000.00
ERR	CO
MAMT	9000.00-
CAMT	9000.00
CON TX	33.30
PRFEE	1.00
MUEED	15.00
TOTAL	49.30
CHECK	49.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/91 01 08:57 0001 1310

Oct 9 8 55 AM '91

IDENTIFICATION REFERENCE

5.30027

No. 466102