ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Terange W Janiak et al 1396-1398 Riverwood Dr. Nashville, TN 37216	National Mortgage Company 4041 Knight Arnold Rd. Memphis, TN 38118	MAP 061-16-0 PARCEL 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6969, Page 659, Register's Office for Davidson County, Tennessee, to secure to National Mortgage Company, an indebtedness in the original principal amount of $75,600.00 payable as therein specified; We, **Joel W. Perry and wife, Teresa D. Perry**, have bargained and sold, and by these present do transfer and convey unto the said Terance W. Janiak and Margieann L. Janiak, Trustees, and Successor Trustees the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
on the Declaration of Dec. 1, 1992.

Land being in Davidson County, Tennessee, Being Lot No. 48 on the Map of Eastdale Place of record in Book 547, Pages 29, and 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joel W. Perry and wife, Teresa D. Perry by deed from Herbert N. Johnson Jr. and wife, Shirley M. Johnson of record in Book 6969, Page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **1396-1398 Riverwood Drive, Nashville, TN 37216**

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 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 gender.

Witness our hands this 4th day of December, 1992.

Joel W. Perry

Joel W. Perry

Teresa D. Perry

Teresa D. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel W. Perry and wife, Teresa D. Perry, the 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 seal at Nashville, Tennessee on this 4th day of December, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $84,632.74

AFFIANT

Sworn to and subscribed before me this 4 day of December, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

THIS INSTRUMENT PREPARED BY:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858

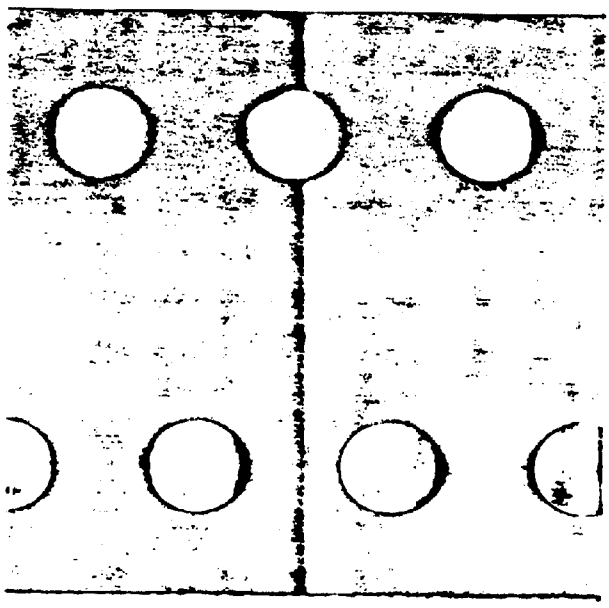
7.1226.

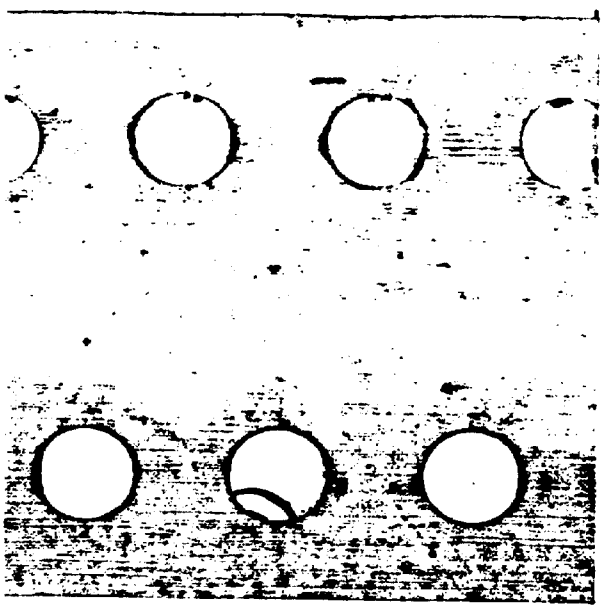
IDENTIFICATION REFERENCE

Dec 7 9 52 AM '92

ELEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8863 12/07 0101 OSCHECK 322.02





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

RECEIVED OF _____

FOR _____

BOOK 8806 PAGE 362

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	84632.74
			MOR TX	313.02
			PRFEE	1.00
			CANCEL	
12/07/92	01		09:50 0001	8862

CAMT	84632.74
CON TX	313.02
PRFEE	1.00
WDEED	8.00
TOTAL	322.02
CHECK	322.02

12/07/92 01 09:51 0001 8863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1226.

IDENTIFT REFERENCE

Dec 7 9 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 598108