PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33226)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 45000.00

Affiant

Sworn and subscribed before me this 29th day of April, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Perryman Construction Company c/o Keith Perryman 116 Wilson Pike Nashville, Tn	SAME	104-10-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis J. Garriott and Carolyn P. Elrod,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Perryman Construction Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 45 feet of lot no. 105, all of Lot 104 and the westerly 20 feet of Lot No. 103 on the unrecorded Map showing the subdivision of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record.

ACCORDING to a blue print made October 10, 1930 by Erle Drake, County Surveyor, said Lot and parts of said Lots adjoin and front together 125 feet on the northerly side of Fairfax Avenue or Jones Avenue and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Mrs. Azalia Krengel Patton by deed from Donald F. Houser and wife, Nell Houser of record in Book 1306, page 152, said Register's Office. The said Mrs. Azalia Krengel Patton having since died intestate leaving the undersigned as her sole heirs at law.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is unimproved property, known as: 416 Fairfax , Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 1993.

Phyllis J. Garriott

Carolyn P. Elrod

State of Tennessee
County of Davidson

On this 29th day of April, 1993, before me the undersigned authority, personally appeared **Phyllis J. Garriott** and **Carolyn P. Elrod,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public

BOOK 8931 PAGE 373

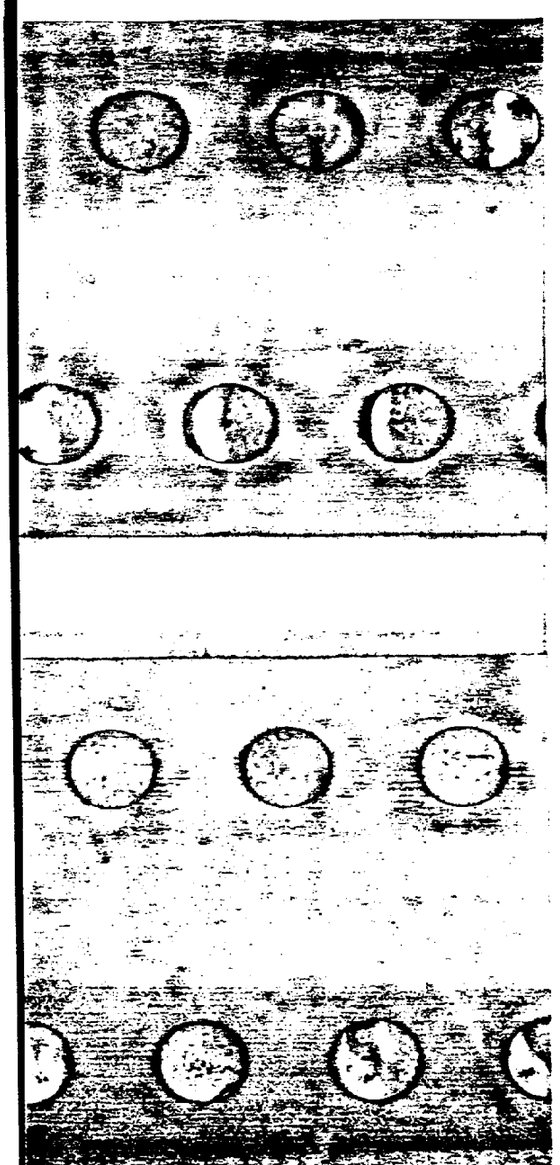
1445 1:

IDENTIFICATION REFERENCE:

APR 30 10 19 AM '93

DAVIDSON COUNTY, TN

0915 04/30 0101 03CHECK 175.50



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

RECEIVED OF _____

FOR _____

BOOK 8931 PAGE 374

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
04/30/93	01			10:10 0001 0915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1445 I:

IDENTIFICATION REFERENCE

APR 30 10 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645602