This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9427 PAGE 383

ADDRESS NEW OWNER:
Angela A. Perry and Frank Perry Jr.
1317 Hawkins St.
Nashville, Tennessee 37203

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
UNION PLANTERS BANK OF MIDDLE TENNESSEE, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
Map 93-13
Group
Parcel 554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Community Money Center, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Angela A. Perry and husband, Frank Perry Jr., 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. 2 on the Plan of Resubdivision of Edgehill Estates, Section Fifteen, of record in Book 5060, page 30, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 50.00 feet on the southerly margin of Hawkins Street and extends back between parallel lines 205.00 feet to an alley.
>
> Being the same property conveyed to Community Money Center, Inc. by deed from Robert P. Zeigler, Trustee, as of record in Book 9094, page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as 1317 Hawkins St., Nashville, TN 37203.

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

1. 1994 taxes, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 6236, page 263, said Register's Office.
3. Plan of record in Book 5060, page 30, 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 Angela A. Perry and husband, Frank Perry Jr., their heirs and assigns, forever; and Community Money Center, Inc, does covenant

with the said Grantees that it is lawfully seized 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; and the said Grantor does further covenant and bind itself, its successors, assigns 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 hand this the 29th day of July, 1994.

Community Money Center, Inc.

Billy W. Graves, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Billy W. Graves ___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of the Community Money Center, Inc., the within named bargainor, a corporation, and that he as such Manager, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 51,500.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: 9/27/97

77830
IDENTIFICATION REFERENCE

94 AUG -3 PM 1:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4189 08/03 0101 03CHECK 199.55

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 51500.00
				CON TX 190.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 199.55
				CHECK 199.55
08/03/94	01			12:59 0001 4189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77830
IDENTIF. & REFERENCE

94 AUG -3 PM 1:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820708