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: (ljh) (Title No: 35764)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 63396.56

Forrest B. Tolbert
Affiant

Sworn and subscribed before me this 26th day of September, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Forrest B. Tolbert<br>Maude C. Tolbert<br>5308 Overton Road<br>Nashville, TN 37220 | Midland Mortgage Co.<br>P. O. Box 26648<br>Oklahoma City, OK 73126 | 62-2-A-124 |

# *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 **Danny R. Perry and spouse, Alice Faye Perry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Forrest B. Tolbert and spouse, Maude C. Tolbert,** 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 Lot No. 124 on the plan of River Trace Estates, Phase I, Section II, Register's Office for said County.

SAID Lot No. 124 fronts 42.00 feet on the southwesterly margin of Delta Queen Drive and extends back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to Danny R. Perry and Alice Faye Perry, husband and wife, by deed from Gene R. Nash and Elizabeth P. Nash, husband and wife, of record in Book 8957, page 726, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mortgage Specialists, Inc., of record in Book 7722, page 181 as assigned to Midland Mortgage Co., of record in Book 8873, page 963, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6851, Page 370 and Book 6982, page 747, said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 3028 Delta Queen Drive, Nashville, TN 37214

**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 26th day of September, 1994.

Danny R. Perry
**Danny R. Perry**

Alice Faye Perry
**Alice Faye Perry**

**State of Tennessee**
**County of Davidson**

On this 26th day of September, 1994, before me the undersigned authority, personally appeared **Danny R. Perry** and **Alice Faye Perry**, 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.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

2490 09/29/1994 01:03CHECK 243.57

94635

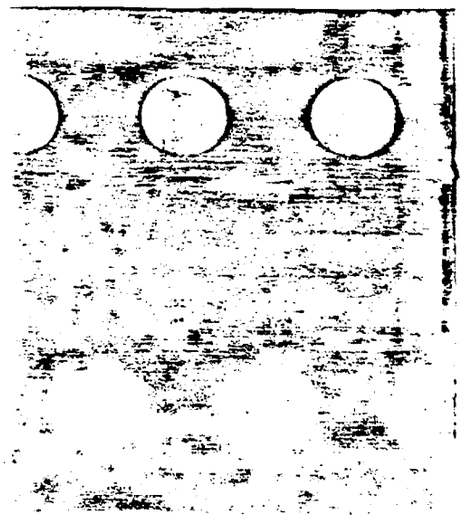
IDENTIF. & REFERENCE

94 SEP 28 AM 9:42

FELIX E. ...STER
DAVIDSON COUNTY, TN.

FILM 94769021





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9476 PG 822

| | | |
|---|---|---|
| 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 63396.56
CON TX 234.57
PRFEE 1.00
WDEED 8.00
TOTAL 243.57
CHECK 243.57

09/28/94 01 09:41 0001 2490

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

94635
IDENTIF. & REFERENCE

94 SEP 28 AM 9:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 838752