BOOK 9525 PG 272

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Perry (NAME) | America's Wholesale Lender (NAME) | MAP 60-16 |
| 2824 Alhambra Circle (ADDRESS) | 155 North Lake Avenue (ADDRESS) | PAR 18 |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Pasadena, CA 91109 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Roger Flannery, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Perry and wife, Linda Perry

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. 74 and the southerly 20 feet of Lot No. 75 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 100 feet on the westerly side of Alhambra Circle and run back between lines, 207.2 feet on the southerly line of Lot 74, and 221 feet, more or less, on the northerly line of said part of Lot 75, to the westerly line of Lot 78, measuring 87.3 feet thereon.

Being the same property conveyed to I. W. Carson by Quitclaim Deed from F. Spiller Campbell, Jr., Trustee, of record in Book 5751, page 376, said Register's Office. I. W. Carson has since died devising the above property to Margaret V. Carson, of record in Will Book 151, page 301, Davidson County Probate Court Clerk's Office. Margaret V. Carson has since died devising the above property to John Roger Flannery, of record in Will Book 191, page 389, Davidson County Probate Court Clerk's Office (Davidson County Probate Docket No. 94P-945).

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved ( X) property, known as 2824 Alhambra Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of November 19 94

John Roger Flannery by Amanda J. Flannery Attorney in Fact

John Roger Flannery, by Amanda J. Fannery,
Attorney in Fact

BOOK 9525 PG 273

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 John Roger Flannery, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November 19 94.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 1994, before me personally appeared Amanda T. Flannery, to me known (or proved to me onthe basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Roger Flannery and acknowledged that she executed the same as the free act and deed of John Roger Flannery.

Witness my hand and seal this 16th day of November, 1994.

My Commission Expires:

T-6-97

Notary Public

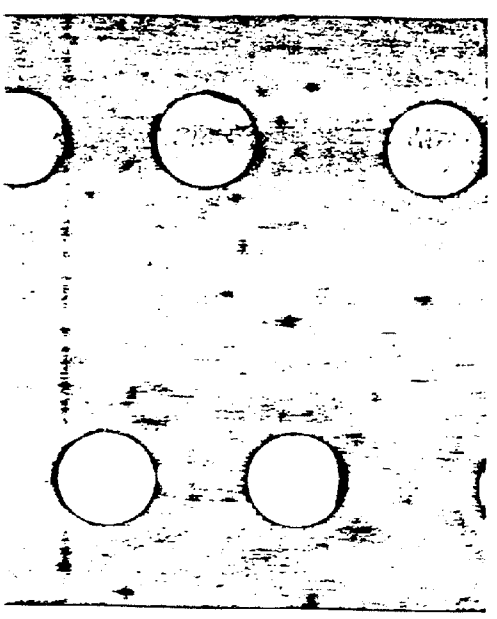
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

MAIL ENV.

94 NOV 21 AM 10:45
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

10535



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

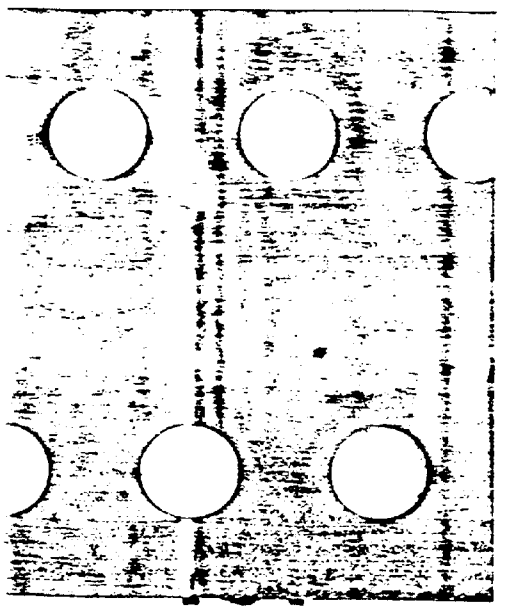
**RECEIVED OF** _____

**FOR** _____

BOOK 9525PG274

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | |
|---|---|
| DAMT | 59900.00 |
| CON TX | 221.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 230.63 |
| CHECK | 230.63 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 0001 5724

10535
IDENTIF. ↑ REFERENCE

94 NOV 21 AM 10:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 855781