BOOK 9633 PG 27

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
Randy L. Perry
Box C
Martin, Tennessee 38238

SEND TAX BILLS TO:
Same

PICK-UP

95 APR 21 PM 12:50

IDENTIFICATION REFERENCE

47271

WARRANTY DEED

(Map/Parcel No. 147-03-0-B/148 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor, the undersigned, KATHY SUTTON EBBERT, married, formerly known as KATHY E. SUTTON, has bargained and sold and does hereby transfer and convey unto RANDY L. PERRY and wife, MARGARET N. PERRY, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. B-20 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Kathy E. Sutton, an unmarried person, by deed from Freeman Webb Developers, Inc., of record in Book 6598, page 539, said Register's Office.

Kathy E. Sutton and Kathy Sutton Ebbert are one and the same person.

Subject property is not the residence of the Grantor.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: Unit B-20, Southern Hills Condominium, 370 Wallace Rd., Nashville, TN 37211

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 31st day of March, 1995.

Kathy Sutton Ebbert

by: Bobby Corum Sutton, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Bobby Corum Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the attorney-in-fact for Kathy Sutton Ebbert, the within named bargainor, by Durable Power of Attorney instrument dated January 6, 1994 of record in Book 9297, page 386, Register's Office for Davidson County, Tennessee, and that he as such attorney-in-fact executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 31st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

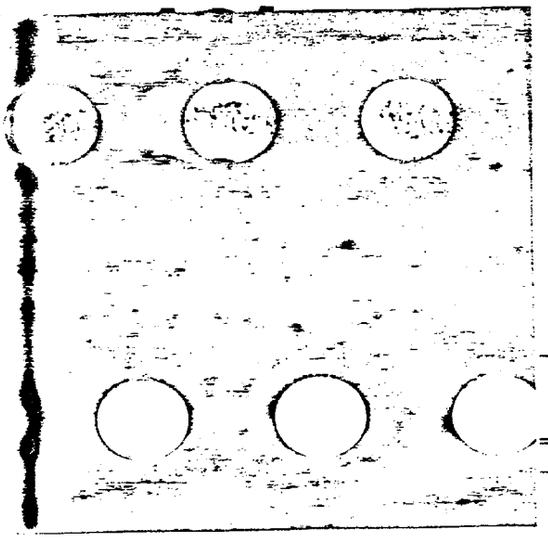
Affiant

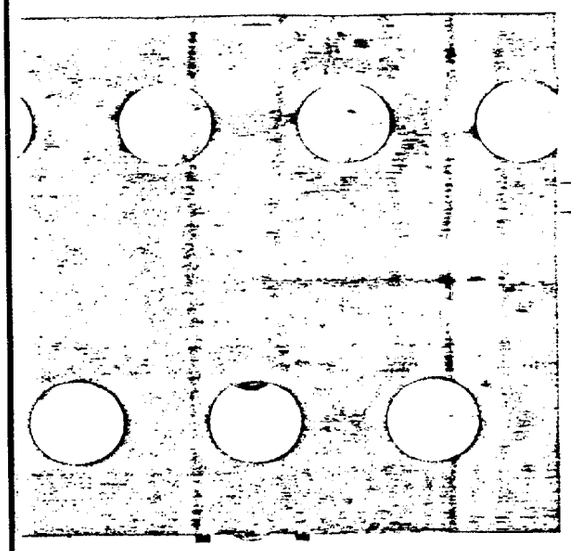
Subscribed and sworn to before me this 31st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 9-15-98

95 03/31 11:01 33CHECK 83.00





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	20000.00
CON TX	74.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	83.00
CHECK	83.00

03/31/95 01 12:31 0001 6191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47271
IDENTIFICATION REFERENCE

95 MAR 31 PM 12:

No. 895728