Dox 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF August 19 95

NOTARY Notary Public

MY COMMISSION EXPIRES: 11/18/97
(AFFIX SEAL)

LAURA BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie B. Perry (NAME)	The Bank of Gwinnett County (NAME)	MAP 51-11A
312 Wellington Court (ADDRESS)	P.O. Box 1230 (ADDRESS)	PARCEL 7
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lawrenceville, GA 30246 (CITY) (STATE) (ZIP)	11D93888

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, Thomas E. Fortner and wife, Virginia C. Fortner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elsie B. Perry and Paul E. 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:

Being Lot No. 312 on the Final Plat of Wellington Square, a Planned Residential Develpment, located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, said Plat recorded in Book 6250, page 675, Plan of record is amended by written instrument dated September 9, 1986, and recorded October 17, 1986, in Book 7013, page 106, Register's Office, Davidson County, Tennessee; together with a one-thirteenth right and easement of enjoyment in and to common areas described on said Plat.

Being the same property conveyed to Thomas E. Fortner and wife, Virginia C. Fortner by deed from Robert H. Edwards and wife, Betsy B. Edwards and John R. Furman and wife, Edwina P. Furman of record in Book 9230, page 302, Register's Office for Davidson County, TN.

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

Subject to restrictions of record in Book 6680, page 770, said Register's Office.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

1103 08/10 0101 03CHECK 645.40

unimproved ( )
This is improved (X) property, known as 312 Wellington Court, Madison, TN 37115
(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 our hand s this 7th day of August 19 95

Thomas E. Fortner

Virginia C. Fortner

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 Thomas E. Fortner and wife, Virginia C. Fortner

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 19 95.

Commission expires 11/20/97

Notary Public

LAURIA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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_____.

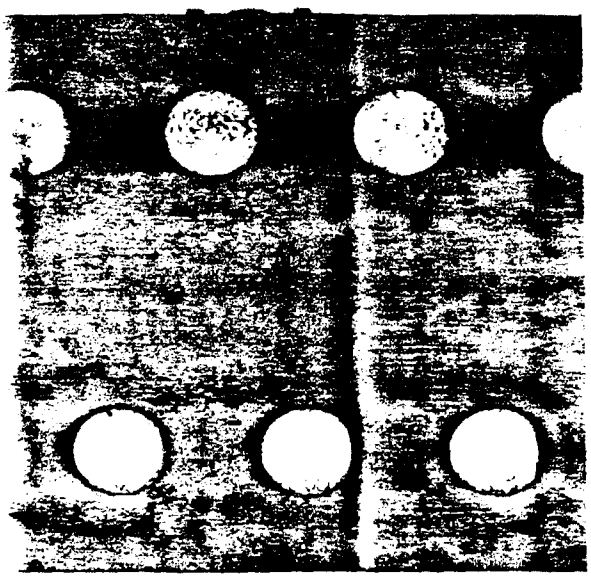
My commission expires _____

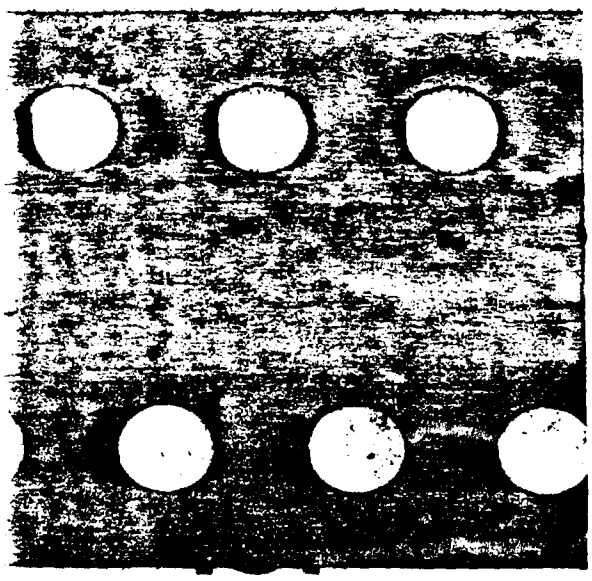
Notary Public

IDENTIF. # REFERENCE 0088222

95 AUG 10 PM 1:17

REGISTER DAVIDSON CO. TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9759 PG 181

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
172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40

08/10/95 01 13:18 0001 1103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00088222
IDENTIF. & REFERENCE

95 AUG 10 PM 1:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940107