00097983

IDENTIF. & REFERENCE

95 SEP -8 AM 8:43

FELIX Z. WALDRON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

THIS INSTRUMENT PREPARED BY:
MARK C. SCRUGGS,
Attorney
P.O. Box 158932
Nashville, TN 37215-8932

BOOK 9788 PG 465

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel
Manuel V. Perricone	Manuel V. Perricone	29-133
Street Address:	Street Address:	
4115 Grays Point Rd.	4115 Grays Point Rd.	14D-44530
City, State	City, State	
Joelton, TN	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKY WOODARD**, hereinafter called "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto **MANUEL VINCENT PERRICONE**, hereinafter called "Grantee," his heirs or assigns all of her right, title and interest in and to the following described property in Davidson County, Tennessee:

> LAND in the 14th Civil District, formerly 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Hickerson-Hickerson, Engineers, dated August 14, 1961, as follows: Beginning at a railroad spike at the southwest intersection of Grays Point Road and Craft Road, said Grays Point Road formerly being known as Marrowbone Ridge or Mt. Pleasant-Germantown Road; thence with the line of the same, north 83 degrees 30 minutes west 109 feet to an iron pin in the east line of C. E. Bennett's property; thence with his east line, south 13 degrees West 200 feet to an iron pin; thence south 83 degrees 30 minutes east 109 feet to an iron pin in the west margin of Craft Road; thence with the margin of the same, north 13 degrees east 200 feet to the point of beginning.
>
> Being the same property conveyed to Becky Woodard by deed from Mark C. Scruggs of record in Book 8782, page 295, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property known as 4115 Grays Point Road, Joelton, TN 37080.

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 seized and possessed of said land in fee simple, has 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 7th day of September, 1995.

Becky Woodard
BECKY WOODARD
(Grantor)

ACKNOWLEDGEMENTS

State of Tennessee)
County of Davidson)

On this 7th day of September, 1995, before me personally appeared BECKY WOODARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 7th day of September, 1995.

Charlotte McClain
Notary Public

My Commission Expires: July 27 1996.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

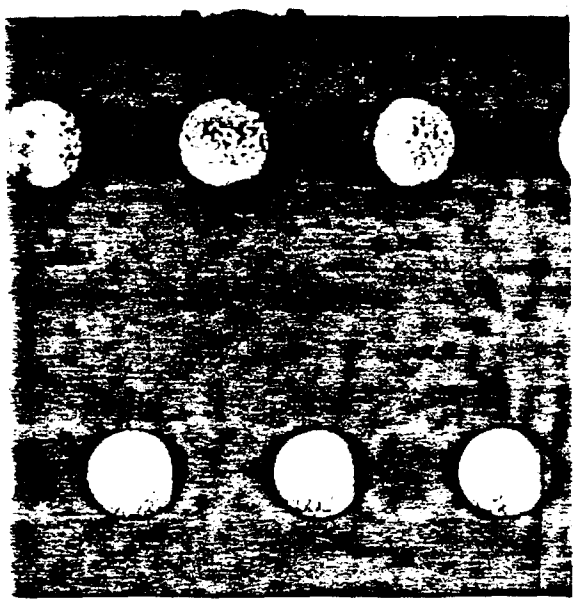
Manuel V. Perricone
MANUEL VINCENT PERRICONE

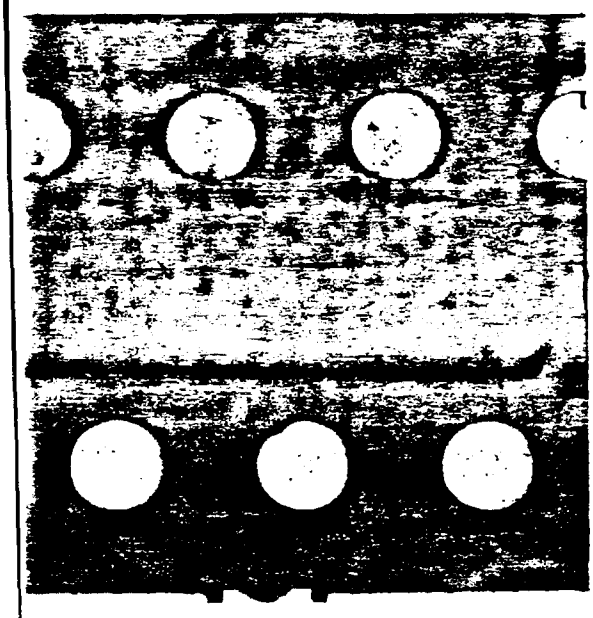
Subscribed and sworn to before me this the 7th day of September, 1995.

Charlotte McClain
Notary Public

My Commission Expires: July 27, 1996.

257 09/28 2:01 PLASH 253-00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9788 PG 467

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/95 01 08:43 0001 1614

0097983
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950502