9815

0107968 Box 36

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

98 OCT -3 PM 1:13

REGISTER
DAVIDSON COUNTY, TN

BOOK 9815 PG 812

WARRANTY DEED

Name and Address of New Owner:
Andrew L. Saul and Laura F. Padgett
Same As Below

Send Tax Bills To:
OWNER

Street Address of Subject Property:
716 Westview Avenue
Nashville, Tennessee 37205

Map-Parcel No:
Map 130-07
Parcel 46

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL F. PERKERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ANDREW L. SAUL AND LAURA F. PADGETT, AS TENANTS IN COMMON,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 187-B on the Plan of Royal Oaks Re-subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael F. Perkerson, an unmarried man, by deed from Annetta Gray Brown, unmarried, of record in Book 9368, page 987, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 City of Belle Meade and Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantee; and

2. All matters shown on the Plan of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 29th day of September, 1995.

Michael F. Perkerson by

Michael F. Perkerson by Linda Overstreet as his Attorney in Fact

Linda Overstreet as his Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 29th day of September, 1995, before me personally appeared Linda Overstreet, to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument on behalf of Michael F. Perkerson as his Attorney-in-Fact and acknowledged that the said Linda Overstreet executed the same as the free act and deed of Michael F. Perkerson.

WITNESS my hand and seal at Nashville, Tennessee, this the 29th day of September, 1995.

Notary Public

My commission expires: 1-27-96

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $253,000.00.

Affiant

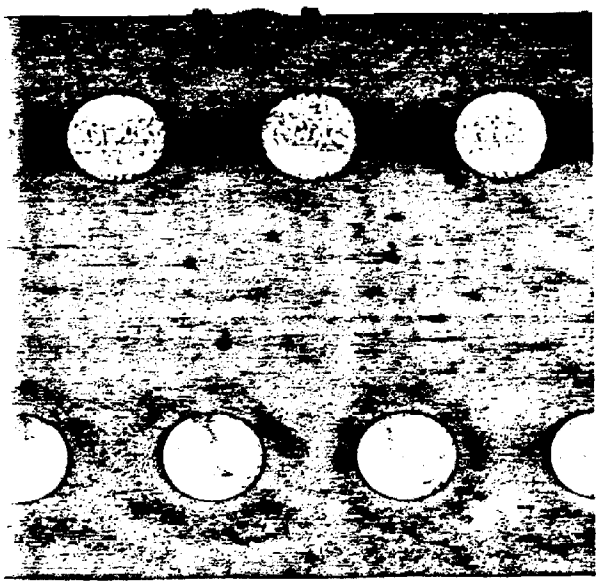
Subscribed and sworn to before me, this the 29th day of September, 1995.

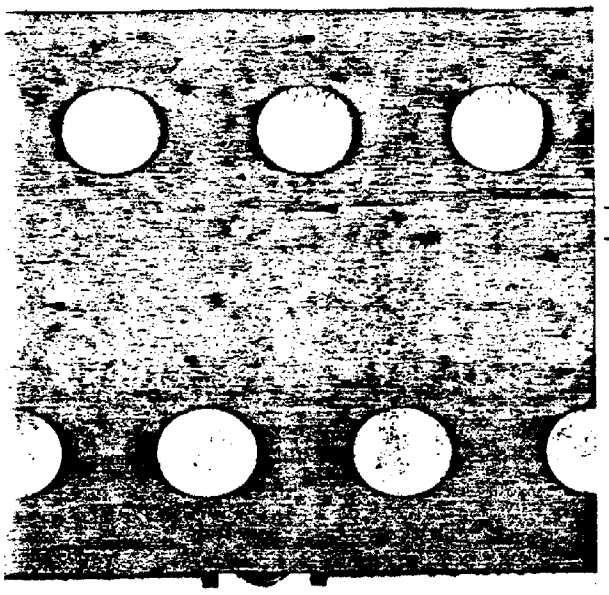
NOTARY PUBLIC

My commission expires: 1-27-96

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223B 10/03 0101 03CHECK 949.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9815 PG 815

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
253000.00
CON TX 936.10
PRFEE 1.00
WDEED 12.00
TOTAL 949.10
CHECK 949.10
10/03/95 01 13:15 0001 2238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107968
IDENTIF. ↑ REFERENCE

95 OCT -3 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.961026