2/13

WARRANTY DEED

BOOK 9914 PG 355

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: July 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Lynn Owens (NAME)	North American Mortgage Company (NAME)	146-4-186
4796 Trousdale Drive (ADDRESS)	3883 Airway Drive (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (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, David P. Perry and wife, Narieta A. Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger Lynn Owens, unmarried

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 part of Lot No. 2 on the Plan of Magnolia Hall, of record in Book 5800, page 197, and being Lot No. 2B on the amended plan of Zone Lot Division - Lot 2, Magnolia Hall, of record in Book 5200, page 783, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Beginning at a point in the easterly margin of Trousdale Drive at the common front corners of Lots 2A and 2B on the said amended plan of Magnolia Hall; thence leaving Trousdale Drive with the common lines of Lots 2A and 2B, N 87 degrees 35' 37" E 73.82 feet to a point; thence, S 2 degrees 24' 23" W 0.33 feet to a point; thence, N 87 degrees 35' 37" E 28.80 feet to a point, thence S 2 degrees 24' 23" W 0.33 feet to a point; thence N 87 degrees 35' 37" E 53.73 feet to the westerly line of Lot 7 of Magnolia Hall, of record in Book 5800, page 197, said Reister's Office; thence S 3 degrees 04' 02" E 37.60 feet to a point; thence N 88 degrees 31' 50" W 151.04 feet to the easterly margin of Trousdale Drive; thence with said Drive, N 1 degree 28' 10" E 28.12 feet to a point of beginning.

Being the same property conveyed to David P. Perry and wife, Narieta A. Perry by deed from Sandra S. Askins, unmarried of record in Book 9352, page 877, 873

CONTINUED

unimproved ( )
This is improved (X) property, known as 4796 Trousdale Drive, Nashville, Tennessee 37220
(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 28th day of December 19 95

David P. Perry

Narieta A. Perry

BOOK 9914 PG 356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Perry and wife, Narieta A. Perry

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 Brentwood, Tennessee, this 28th day of December 19 95

Commission expires 3/6/99

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

LEGAL DESCRIPTION CONTINUATION

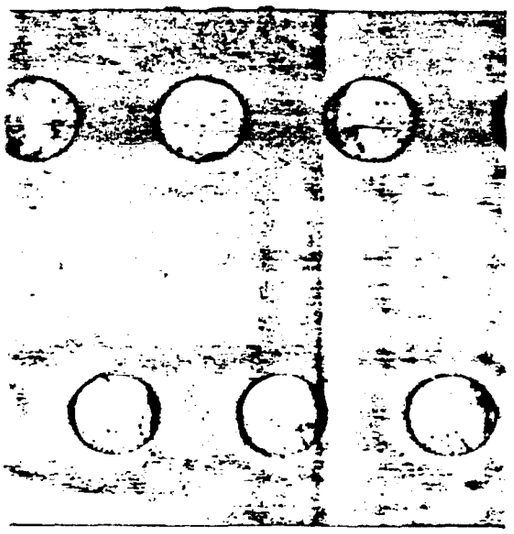
Register's Office for Davidson County, Tennessee.

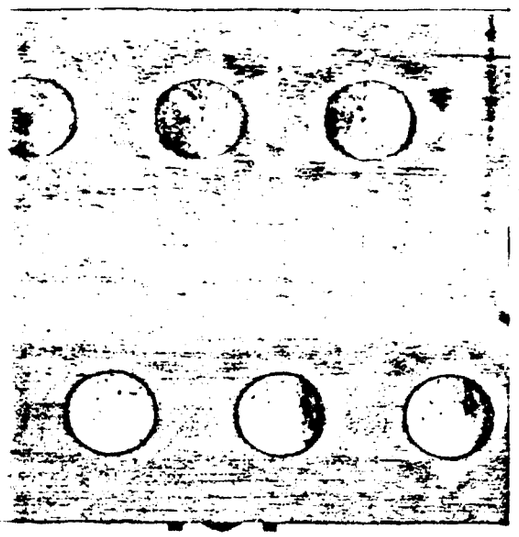
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

6595 01/11 0101 03CHECK 319.80

0139764
IDENTIF. & REFERENCE

96 JAN 11 AM 8:23
FILED & RECORDED
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9914 PG 357

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

01/11/96 01 08:24 0001 6595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139764
IDENTIF. ↑ REFERENCE

96 JAN 11 AM 8:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994925