0199254

PREPARED BY AND RETURN TO:

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 JUL -2 AM 9:52

W & I Ref: (jh) Title No: 37857
Dav. Co. File: Box 8

BOOK 10107 PG 197

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James J. Gray Carlene Berry Gray 112 Lauderdale Road Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-12-220

WARRANTY DEED

139.25

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Pero and spouse, Colleen A. Pero,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James J. Gray and spouse, Carlene Berry Gray,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 Block "B" on the plan of Cherokee Park, Second Section, of record in Book 547, page 175-176, Register's Office for said County.

SAID Lot No. 16 fronts 60.0 feet on the northeasterly margin of Lauderdale Road and extends back 159.75 feet on the northwesterly line and 158.58 feet on the southeasterly line to a dead line in the rear, measuring 60.0 feet thereon.

BEING the same property conveyed to Daniel W. Pero and spouse, Colleen A. Pero by deed from Daniel E. Gremillion and spouse, Kelley J. Gremillion of record in Book 9471, page 62, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Daniel W. Pero by Colleen A. Pero as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 112 Lauderdale Road, Nashville, TN 37205

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 seised 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.

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 27th day of June, 1996.

Daniel W. Pero

Daniel W. Pero , By: Colleen A. Pero, Atty-In-Fact

Colleen A. Pero

Colleen A. Pero

State of Tennessee
County of Davidson

On this 27th day of June, 1996, before me the undersigned authority, personally appeared **Colleen A. Pero**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 372500.00

Carlene Berry Gray

Affiant

Sworn and subscribed before me on the 27th day of June, 1996.

My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

BOOK 10107 PG 199

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 **Colleen A. Pero**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Daniel W. Pero**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Daniel W. Pero and Colleen A. Pero

TO: James J. Gray and Carlene Berry Gray

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Colleen A. Pero, Affiant

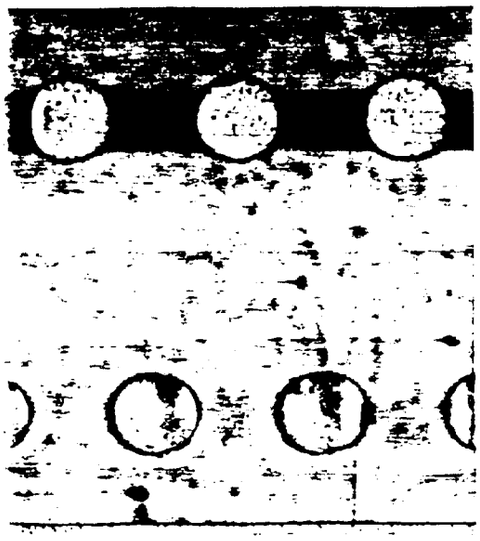
Sworn to and subscribed before me this

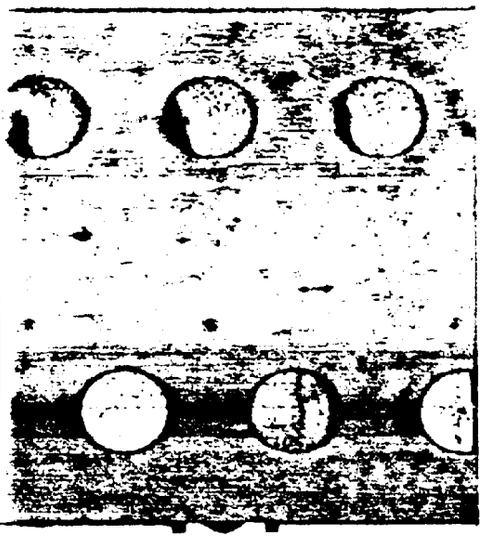
27th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 200

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	
	372500.00
CON TX	1378.25
PRFEE	1.00
WDEED	12.00
TOTAL	1391.25
CHECK	1391.25

07/02/96 01 09:55 0001 0502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199254

IDENTIFICATION REFERENCE

96 JUL -2 AM 9:52

REGISTER

DAVIDSON CO. TN.

No. 1058237