BOOK 10275 PG 597

Name & Address New Owner:
NEALY W. PERRY
824 OLD HICKORY BLVD.
MADISON, TN 37115

Send Tax Bills to:
Same as New Owner

96 DEC -2 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0251247

Tax Map and Parcel Nos.
42-10-1

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, EDNA B. O'BRIEN, UNMARRIED,** the Grantor, **BY AND THROUGH HER ATTORNEY-IN-FACT, LORENE SLIGER,** has bargained and sold and by these presents does hereby transfer and convey unto **NEALY W. PERRY and JEREMY NEAL PERRY, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered. This conveyance is made subject to the Plan of Bonnie Brae Subdivision, Section 1, of record in Plat Book 2330, Page 1, said Register's Office; said Plan shows an Owner's Certificate, certain notes, easements and setback lines as it may affect subject property; Restrictive Covenants contained in Instrument of record in Book 2333, Page 501, said Register's Office. Easement for Highway Right-of-Way of record in Book 4836, Page 824, said Register's Office; Easement for Sewer and/or Storm Drainage of record in Book 6434, Page 867, said Register's Office.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 29th day of November, 1996.

Edna B. O'Brien

Edna B. O'Brien

by: Lorene Sliger

Lorene Sliger, Attorney-in-Fact

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorene Sliger, the bargainor, to me known to be the person who executed the foregoing instrument on behalf of Edna B. O'Brien and who acknowledged that she executed the same as the free act and deed of the said Edna B. O'Brien.

Witness my hand and official seal at Madison, Tennessee, this the 29th day of November, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Affiant

Sworn to and subscribed before me
this the 29th day of November, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

0479 12/02 0101 03CHECK 342.30

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Parts of Lots Nos. 1 and 2 on the Map of Bonnie Brae Subdivision, Section 1, as of record in Book 2330, Page 1, and described according to a survey thereof, dated Aug. 25, 1956, made by Hal R. Swann, Surveyor, as follows:

Beginning at a point in the North margin of Old Hickory Boulevard, 0.5 of a foot east of the corner of Lots Nos. 1 and 2; said point being in the east line of a Block Retaining Wall, thence along the east line of said Block Retaining Wall, 320 feet to an iron pin, which is 11.5 feet West of the corner of Lots 1 and 2; thence easterly 111.5 feet to the corner of Lots 2 and 3; thence with the line between said lots, 320 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same westerly 99.5 feet to the point of beginning.

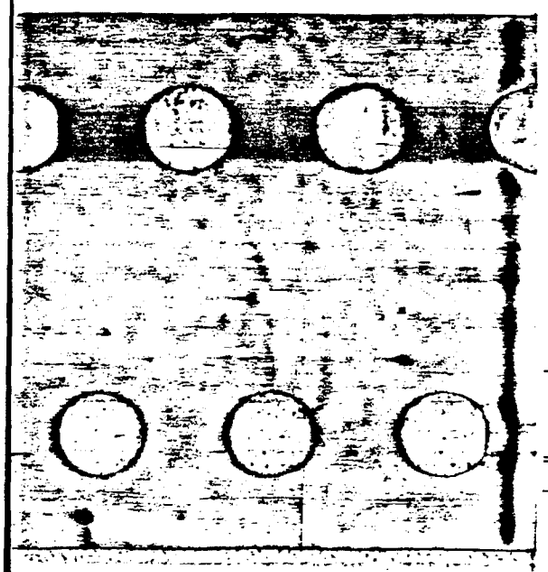
Being the same property conveyed to Edwin E. O'Brien and wife, Edna B. O'Brien, by Deed from E.E. Russell and wife, Margaret M. Russell, of record in 2594, Page 277, Register's Office for Davidson County, Tennessee. The said Edwin E. O'Brien having died on January 29, 1995.

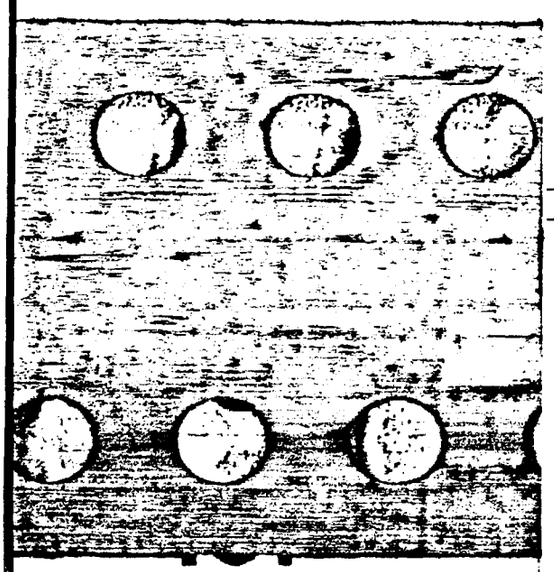
INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING at the point of intersection of the west boundary of the Fred T. Cook property and the north margin of Old Hickory Boulevard thence along the said north margin westwardly 100.0 feet to a point, thence north 18 degrees 43 minutes east 20.6 feet to a point, thence south 72 degrees 24 minutes 30 seconds east 100.0 feet to a point in the said west boundary, thence along the said west boundary south 18 degrees 43 minutes west 22.8 feet to the point of beginning and containing 2170 square feet.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County by Right-of-Way Deed for Highway Purposes from Edwin E. O'Brien and wife, Edna B. O'Brien, of record in Book 4836, Page 824, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 824 OLD HICKORY BOULEVARD, MADISON, TENNESSEE, 37115.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 600

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

12/02/96 01 12:27 0001 0479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025247
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12: 25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093154