WARRANTY DEED

BOOK 10393 PG 189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Grier (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 51-3
1006 Townley Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 186
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, John C. Perry, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Grier and wife, Judy E. Grier

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 Lot No. 23 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Earl C. Perry and wife, Elizabeth T. Perry by deed from George P. Howell and William H. Howell of record in Book 2484, page 462, Register's Office for Davidson County, TN. Earl C. Perry died October 14, 1993, leaving Elizabeth T. Perry as the surviving spouse. Elizabeth T. Perry died May 21, 1996. John C. Perry is the devisee under the Will of Eva Elizabeth Tyler Perry (a/k/a Elizabeth T. Perry) of record in Book 10303, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 56, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2448, page 557, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1006 Townley Drive, Madison, TN 37115
(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 my hand this 21st day of March 19 97

John C. Perry

John C. Perry

BOOK 10390 PG 190

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 John C. Perry, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March 19 97

Commission expires 7-26-97

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

02861714

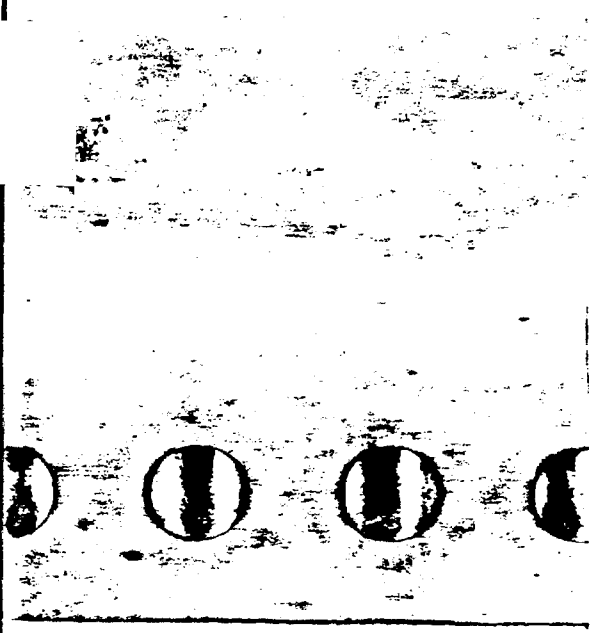
IDENTIFICATION NUMBER

97 MAR 25 AM 9:27

DAVIDSON COUNTY, TN

MAIL ENV.

0562 03/25 0401 03861714



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

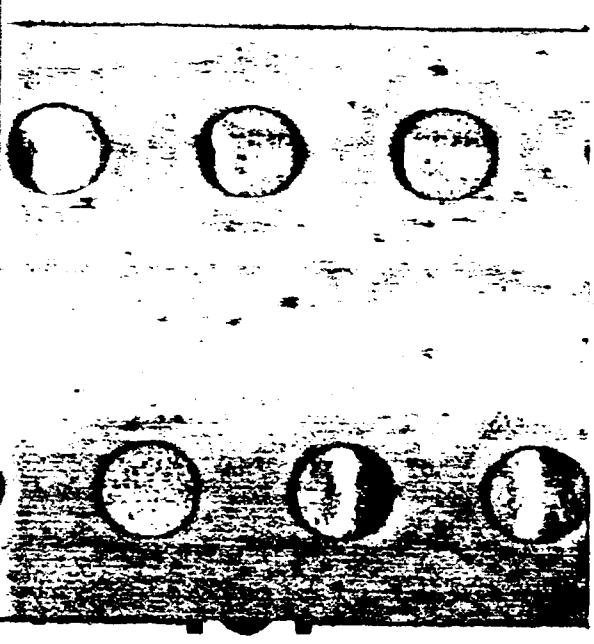
RECEIVED OF _____

FOR _____

BOOK 10390 PG 191

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

03/25/97 01 09:28 0001 0562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02861174

IDENTIF. & REFERENCE

97 MAR 25 AM 9:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1130860