File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10478 PG 928

#i4661

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE E. PERRY (NAME)	NEW OWNER (NAME)	MAP 131-5-A
144 Jefferson Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 144
Nashville, Tennessee 37215 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	FB 7DA70140

FOR AND IN 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, WILLARD E. WINKENHOFER AND WIFE, DARLENE B. WINKENHOFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE E. PERRY AND WIFE, CYNTHIA PERRY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 144 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Willard E. Winkenhofer and wife, Darlene B. Winkenhofer by deed from Phillip Darryl Robinson of record in Book 9842, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4731, page 332, Book 5826, page 693, Book 8550, page 3; (3) By-Laws of record in Book 4731, page 341, Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306; (4) Charter of record in Book 8485, page 642, Book 8556, page 701; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

IDENTIF. ↑ REFERENCE 03111756

97 JUN -4 AM 9:59

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

8528 06/04 0101 03CHECK 545.50

This is improved (XX) unimproved ( ) property, known as 144 Jefferson Square, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of June, 19 97.

Willard E Winkenhofer
WILLARD E. WINKENHOFER

Darlene B Winkenhofer by Willard E Winkenhofer
DARLENE B. WINKENHOFER
BY: WILLARD E. WINKENHOFER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 10478 PG 929

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLARD E. WINKENHOFER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of June, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Willard E.Winkenhofer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledges that he is the Attorney-In-Fact for the said Darlene B. Winkenhofer and is authorized by the said Darlene B. Winkenhofer to execute this instrument on her behalf.

Witness my hand, at Office this 2nd day of June, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

WILLARD E. WINKENHOFER AND WIFE, DARLENE B. WINKENHOFER

TO

JESSE E. PERRY AND WIFE, CYNTHIA PERRY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10478 PG 930

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8528

97 JUN -4 AM 9:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0311756
IDENTIF. # REFERENCE

No. 1158454