Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1366

BOOK 10620 PG 265

WARRANTY DEED

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 **Phillip D. Perry, and wife, Pamela J. Perry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen Kearns, unmarried**, 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. 12 on the Plan of Moss Wood Subdivision, Section 2, of record in Plat Book 2900, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip D. Perry and wife, Pamela J. Perry by Warranty Deed from James E. Dixon, Jr. of record in Book 5347, Page 536, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 631 Waco Drive, Nashville, TN 37209

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 23rd day of September, 1997

Phillip D. Perry

Pamela J. Perry
Pamela J. Perry

97 SEP 24 PM 3:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0311 09/24 0101 03CHECK 286.50

IDENTIFICATION REFERENCE
0135 964

State of Tennessee)
County of Davidson)

On this the 23rd day of September, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Phillip D. Perry and Pamela J. Perry**, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $~~75,000.00~~ 75,000.00 (K)

Kathleen M. Kearns
Affiant

Sworn and subscribed before me on this the 23rd day of September, 1997.

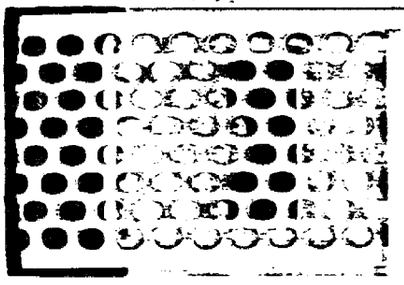
Notary Public

My Commission Expires: 11-22-97

NEW OWNER:
Kathleen Kearns
631 Waco Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
91-5-71



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

RECEIVED OF _____

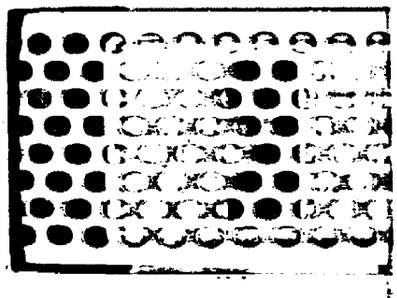
FOR _____ BOOK 10620 PG 267

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

09/24/97 01 15:02 0001 2311



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351964
IDENTIF. REFERENCE

97 SEP 24 PM 3:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1201700