BOOK 10705 PG 648

2492-H

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant: James M. Garner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 19 97.

Notary Public: Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

NOTARY PUBLIC AT LARGE — DOROTHY S. POTTS — DAVIDSON COUNTY — My Commission Expires JULY 24, 1999

Mail

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Garner	America's Wholesale Lender	132-09-097.00
(NAME)	(NAME)	
367 Dorr Drive	750 Old Hickory Blvd. #100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Ronald L. Perry, Sr. and wife, Anne Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Garner

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. 47 on the Plan of Emerald Cove, a Planned Unit Development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for said county, to which plan reference is hereby made for a more accurate and complete description of the metes and bounds of said property and the common areas.

BEING the same property conveyed to Ronald L. Perry, Sr. by deed from Donna M. Perry, filed of record in Book 9143, page 44, Register's Office for Davidson County, Tennessee; also acquired by instrument of record in Book 7897, page 691, Register's Office for said County.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 367 Dorr Drive, Goodlettsville, TN 37072

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 their hands this 26th day of November, 19 97.

Ronald L. Perry, Sr.

Anne Perry

BOOK 10705 PG 649

2492-H

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Ronald L. Perry, Sr. and wife, Anne Perry

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of November, 19 97.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public/Dorothy S. Potts

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires JULY 24, 1999

MAIL ENV.

97 DEC -3 AM 8:43

CELIA A. LUNA REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0375820

6366 12/03 0101 03CHEGK 367

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

RECEIVED OF _____

FOR _____

BOOK 10705 PG 650

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	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
TOTAL	367.90
CHECK	367.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 42 0001 6366

0375820
IDENTIF. & REFERENCE

97 DEC -3 AM 8:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1227191