BOX 28

98010142

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OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Lynn S. Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF February, 19 98

J. Linn Smith
NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney at Law, 344 Fourth Ave. N., Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LYNN S. PERRY (NAME)	SAME (NAME)	104-14H-86)
3939 Woodlawn Dr. (ADDRESS)	(ADDRESS)	
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MICHAEL R. SIMON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

LYNN S. PERRY

hereinafter called the **GRANTEES**, their 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. 22, on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, page 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael R. Simon by deed from Clements-Bartosh Interest, L.L.C. of record in Book 10260, page 563, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR BENEFICIARIES.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved (XX)
This is improved ( ) property, known as _____
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of February, 19 98.

_____

Michael R Simon
MICHAEL R. SIMON

_____

_____

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INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHAEL R. SIMON, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 9th day of February, 1998.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

10759:384

1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 7900, Page 870-872, amended in Book 9582, page 842, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 301, said Register's Office.

4. By Designation & Agreement of Declarant of record in Book 9582, page 872, Register's Office for Davidson County, Tennessee, Clements-Bartosh Interest, L.L.C was designated as the Declarant for purposes of the said Declaration.

5. Boundary Plat for Whitworth of record in Book 6900, page 838-841, said Register's Office.

6. Rights of others in & to the common areas.

7. Declaration of Covenants, Conditions and Restrictions for SWMA including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, said Register's Office.

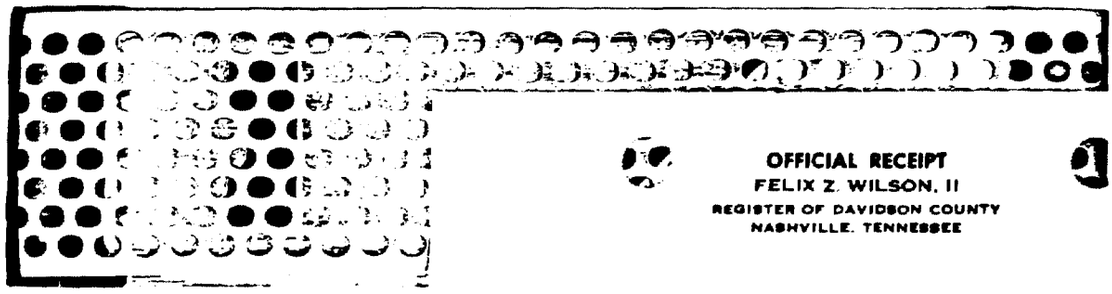
0399267

IDENTIFICATION/REFERENCE

98 FEB 10 PM 1:16

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

1847 02/10 0101 03CHECK 708.60



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

RECEIVED OF _____

FOR _____

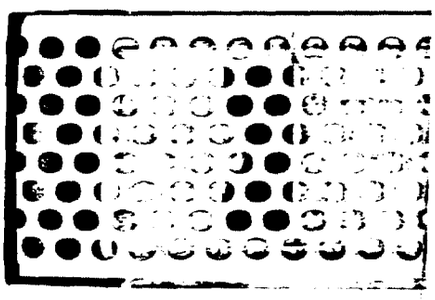
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
188000.00
CON TX 695.60
PRFEE 1.00
WDEED 12.00
TOTAL 708.60
CHECK 708.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1847



0399267
IDENTIFICATION REFERENCE

98 FEB 10 PM 1:16

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

No. 1252381