PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10793 PG 531

W & I Ref: (fh) Title No: 39553
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ruben Macklin Perry Katherine E. Perry 1055 Todd Preis Drive Nashville, TN 37221	Tucker Federal Bank d/b/a Prime Lending P.O.Box 211788 Augusta, GA 30917-1788

TAX MAP-PARCEL NUMBERS: 142-05-C-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 95,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Louis O. McCollum,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruben Macklin Perry and spouse, Katherine E. Perry,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. Z-403, together with the carport designated as Z-403-C, on the Plan of Phase One, Section Four, River Plantation Condominiums, of record in Book 4860, Page 17, 18, and 19, and amended in Book 4860, Pages 107, 108, and 109, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to L.O. McCollum and wife, Betty McCollum by deed from Edwin D. Kamen and wife, Beverly J. Kamen of record in Book 7018, Page 734, Register's Office for said County. The said L.O. McCollum and Betty McCollum have since died, with Betty McCollum predeceasing L.O. McCollum. The will of Lowis O. McCollum is of record in Will Book 216, Page 704, Probate Court Clerks Office for Davidson County, Tennesse. The conveyance of the property is by Peggy McCollum Rosenblatt as Executrix, pursuant to the exprress authority contained in the will of the said Louis O. McCollum.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4892, Page 440, as amended in Book 4956, Page 756, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 1055 Todd Preis Drive, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10793 PG 532

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.

WITNESS THE EXECUTION HEREOF this 11th day of February, 1998.

Peggy Rosenblatt Executrix

Peggy Rosenblatt, as Executrix for the Estate of Louis O. McCollum

State of Tennessee
County of Davidson

On this 11th day of February, 1998, before me the undersigned authority, personally appeared Peggy Rosenblatt as the Executrix for **The Estate of Louis O. McCollum**, and such Executrix, 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 instrumentfor the Estate of Louis O. McCollum in her capacity as Executrix and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY K. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 95,000.00

Affiant

Sworn and subscribed before me on the 11th day of February, 1998.

My Commission Expires: CHRISTY K. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

98 FEB 12 PM 3:47

REGISTER

3084 02/12 0101 03CHECK 360.50

11,000.19

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 533

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

02/12/98 01 [illegible] 3084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04004 19
IDENTIFICATION REFERENCE

98 FEB 12 PM 3:47

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

No. 1253605