BOOK 10987 PG 621

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

W & I Ref: (sk) Title No: 39973
Dav. Co. File: Box 8

98 JUN 23 AM 10:09

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01537798

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Joshua E. Perry<br>Sarah B. Perry<br>335 Summit Ridge Circle<br>Nashville, TN 37215 | Chase Manhattan Mortgage Corp.<br>1500 N. 19th Street<br>Monroe, LA 71201 |

**TAX MAP-PARCEL NUMBERS: 131-5-B-335**

# *WARRANTY DEED*

4315 06/23 0101 03CHECK 371.60

**FOR AND IN CONSIDERATION** of the sum of **$ 98,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Caldwell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua E. Perry and spouse, Sarah B. 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 335 on the Plan of Four Seasons Condominiums of record in Book 5050, Page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, Register's Office for said County, to which plan and said Exhibit "D" reference is made for a complete description.

BEING the same property conveyed to Mary Caldwell, unmarried by deed from James D. Kafadar, unmarried of record in Book 10459, Page 150, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Exhibit "A" for additional restrictions.

**This is improved property, known as:** 335 Summit Ridge Circle, Nashville, TN 37215

**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 10987 PG 622

**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 19th day of June, 1998.

Mary Caldwell
Mary Margaret Caldwell
**Mary Caldwell**

**State of Tennessee**
**County of Davidson**

On this 19th day of June, 1998, before me the undersigned authority, personally appeared **Mary Caldwell**, 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.

My Commission Expires: CHRISTY LIVELY 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: $ 98000.00

Joshua E. Perry
Affiant

Sworn and subscribed before me on the 19th day of June, 1998.

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

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10987 PG 623

| | | |
|---|---|---|
| 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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

06/23/98 01 10:09 0001 4315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453798
IDENTIF. # REFERENCE

98 JUN 23 AM 10:09

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

No. 1310134