268

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Bobby Ray Perry	[New Owners	[ ]
[Tammy D. Perry	[	[Map 91-2]
[6201A Pennsylvania Avenue	[	[Parcel 61]
[Nashville, TN 37209	[	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-07-7050]
[Prepared by information furnished by the parties hereto]

BOOK 11064 PAGE 417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Ernie C. Midgett and wife, Ricki G. Midgett (The Grantors") have bargained and sold, and by these presents do transfer and convey unto, Bobby Ray Perry and wife, Tammy D. Perry (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the westerly part of Lot No. 4 of Block 11 on the Map of Cherokee Park Subdivision, as of record in Book 161, at page 75, Register's Office for Davidson County, Tennessee, or particularly described as follows:

Beginning on the southerly margin of Pennsylvania Avenue at the northwest corner of the property conveyed to J.J. Sanders and wife, by deed from J.B. Kohl and wife, of record in Book 782, page 206, said Register's Office; thence with Sanders' westerly line southwardly 150 feet to the northerly margin of an alley, thence with said alley, westwardly 33 feet 8 inches more or less, to the southeast corner of this property conveyed to Jessie B. Russell and wife, by deed from Amanda C. Manners, of record in Book 946, page 90, said Register's Office; thence with Russell's easterly line northwardly 150 feet to the southerly margin of Pennsylvania Avenue; thence with said Avenue eastwardly 33 feet 8 inches more or less, to the beginning.

Being the same property conveyed to Ernie C. Midgett and wife, Ricki G. Midgett by Warranty Deed from Walter H. Estes and wife, Sarah Joyce Estes of record in Book 9023, page 85, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is improved property commonly known as 6201A Pennsylvania Avenue, Nashville, TN 37209.

[STATE OF Tennessee)
[COUNTY OF Davidson)
[
[The actual consideration or value, whichever is greater for
[this transfer is $12,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[29th day of July, 1998.
[
[Notary Public
[
[My Commission Expires: 1-27-2001

DAWN SELBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of July, 1998.

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Ernie C. Midgett

Ricki G. Midgett

STATE OF Tennessee}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernie C. Midgett and wife, Ricki G. Midgett, 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 Nashville, Tennessee this 29th day of July, 1998.

Dawn Selby
Notary Public

DAWN SELBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

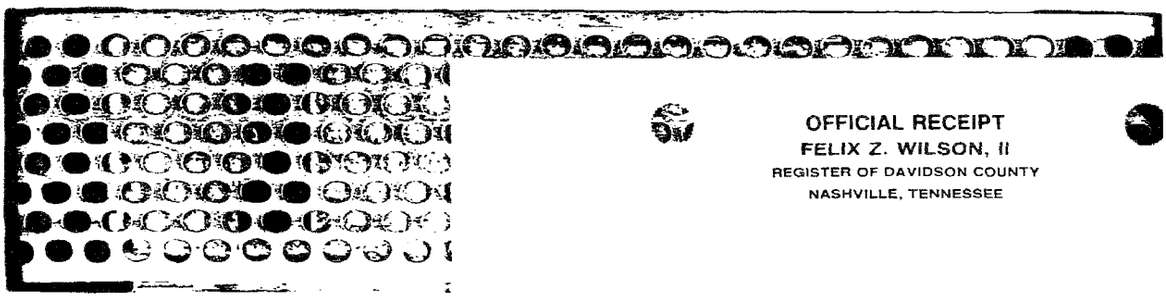
My Commission Expires: 1-27-2001

04744497

98 AUG 13 AM 10:15

#486 08/13 0101 03CHECK 55.40

2



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

RECEIVED OF _____

FOR _____

BOOK 11064 PAGE 419

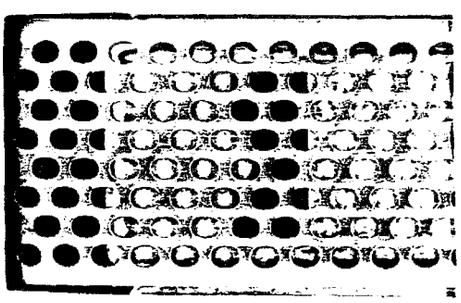
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 55.40
CHECK 55.40

08/13/98 01 10:15 0001 6488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474497
REGISTER'S REFERENCE

98 AUG 13 AM 10:15

REGISTER
DAVIDSON COUNTY, TENN.

No. 1332031