This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-01235

WARRANTY DEED

THIS INDENTURE, made this 15th day of September, A.D., 1997, between MARK D. PERFITT and wife, DIANE M. PERFITT

Tennessee, First Parties, and

FELECIA B. BERRY AND HUSBAND, DENNIS A. BERRY

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

AND in Davidson County, Tennessee, being Lot NO. 37 on the Plan of Kensal Green, North, of record in Book 7900, page 951, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same premises which Beaser Homes Corporation DBA Phillips Builders, by Deed dated August 19, 1996 and recorded in Davidson County, Tennessee in Deed Book Volume 10170, Page 824&c., granted and conveyed unto Mark D. Perfitt and wife, Diane M. Perfitt, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Mark D. Perfitt (L.S.)
Mark D. Perfitt

_____(L.S.) Diane M. Perfitt (L.S.)
Diane M. Perfitt

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MARK D. PERFITT and wife, DIANE M. PERFITT**, the within named bargainor, 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 office, in Davidson County, this 15th day of September 19 97

Hilda W. Stevens
Notary Public

My Commission expires 7-22-2000

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER FELECIA B. BERRY AND HUSBAND, DENNIS A. BERRY
ADDRESS 1704 PHEASANT CREEK COURT
ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAXON MORTGAGE, INC
ADDRESS 4880 Cox Rd.
Glen Allen, VA 23060

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $185,000.00. Affiant Felecia B. Berry
FELECIA B. BERRY

Subscribed and sworn to before me this 21st day of August 19 98.

Notary Public Denise C. Alls
DENISE

COMM. EXP. 05-28-2000

EXHIBIT 'A'

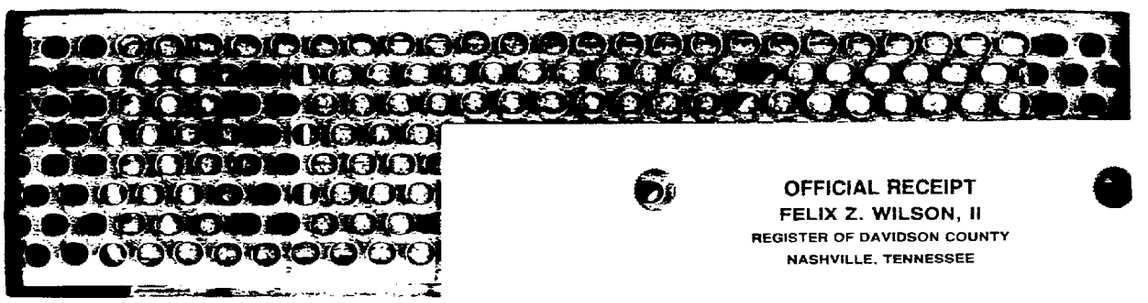
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 150-12-0-A, PARCEL 195.00).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 951, said Register's Office, which plan includes a 10-foot public utility and drainage easement along the westerly lot line.

3. Restrictive Covenants as set forth on the Plan of record in Plat Book 7900, Page 951&, Register's Office for DAVIDSON County, Tennessee.

4. Any and all other restrictions and easements of record.

IDENTIF. → REFERENCE
0479369
98 AUG 25 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.
1709 08/25 0101 03CHECK 699.50



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

RECEIVED OF _____

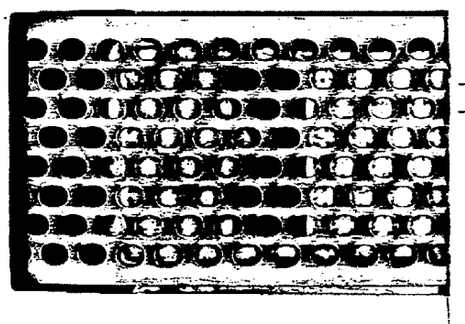
FOR _____

BOOK 11080 PAGE 741

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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	699.50
			CHECK	699.50
		08/25/98	01	14:18 0001 1709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479369
IDENTIF. ↑ REFERENCE

98 AUG 25 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1337195