BOY 2

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ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory S. Perrone | New Owner | MAP 116-11 |
| (NAME) | (NAME) | |
| 413 Ellendale Avenue | | PARCEL 3.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Peggy Smith Wildner and E. Gray Smith, Jr., as co-executors of the Estate of Marguerite Barker Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Perrone and wife, Carolyn W. Perrone

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly 175 feet front of Lot No. 13 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 28, 1944, as follows:

Beginning on the southwesterly margin of Ellendale Avenue at a point 175 feet northwest of the northeasterly corner of the property conveyed to Lydia W. Korman by deed from Marjorie B. Ewing and husband, of record in Book 1092, Page 226, Register's Office for Davidson County, Tennessee, said point being 25 feet northwest of the corner of Lots No. 12 and 13; thence southwestwardly and parallel with the line between said two lots 282 feet to the northeasterly line of Lot No. 5; thence with said line north 34 deg. 45' west 175.8 feet to a stake; thence north 61 deg. 30' east 303 feet to the southwesterly margin of Ellendale Avenue; thence with said Avenue, southeastwardly 175 feet to the beginning.

Being the same property conveyed to E. Gray Smith and wife, Marguerite Barker Smith by deed from Mary Cornelia Malone, a widow of record in Book 1290, Page 675, said Register's Office. The said E. Gray Smith having quitclaimed to Margerite Barker Smith by deed of record in Book 1680, Page 389, said Register's Office. The said Marguerite Barker Smith having since died. The property having been devised to Peggy Smith Wilder and E. Gray Smith, Jr., as Co-Executors by Last Will and Testament of record in Will Book 217, Page 311, Probate #97P-1902, in Probate Court of Davidson County, Tennessee. The said Peggy Smith Wildner and E. Gray Smith, Jr. join in this conveyance individually as the sole beneficiaries of the Estate of Marguerite B. Smith. *

CONTINUED ON PAGE 2

unimproved ( )
This is improved (X) property, known as 413 Ellendale Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand S this 25th day of September 19 98

ESTATE OF MARGUERITE B. SMITH

Peggy Smith Wildner
BY: Peggy Smith Wildner, Co-Executor

E. Gray Smith, Jr.
BY: E. Gray Smith, Jr., Co-Executor

Peggy Smith Wildner
Peggy Smith Wildner, Individually

E. Gray Smith, Jr.
E. Gray Smith, Jr., Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Smith Wildner, Individually & Co-Executor

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (95M, REF), Tennessee, this 25th day of September, 98

Commission expires 11/27/99

Notary Public

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 E. Gray Smith, Jr., Individually & Co-Executor, the bargainor with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 19th day of September, 1998.

Commission expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 20, 1999

Barbara S. Williams
Notary Public

*LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 692, Page 518; all of record in the Register's Office for Davidson County, Tennessee. Said property having been inherited by Grantors ~~and has never been the principal residence of the Grantors or their spouses.~~

**WARRANTY DEED**

**FROM**

Estate of Marguerite B. Smith

**TO**

Gregory S. Perrone and wife,
Carolyn W. Perrone

**RETURN TO:**


**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027


0493285

IDENTIF. & REFERENCE

98 SEP 29 AM 9:50

REGISTER
DAVIDSON COUNTY, TN.

6559 09/29 0101 03CHECK 2878-5

**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 | 775000.00 |
| | | | CON TX | 2867.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 2878.50 |
| | | | CHECK | 2878.50 |
| 09/29/98 | 01 | | 09:51 0001 | 6559 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493285 IDENTIF. # REFERENCE

98 SEP 29 AM 9:50

REGISTER DAVIDSON CO. TN.

No. 1351871