Box 2

BOOK 11309 PAGE 73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 6/12/2002
(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 (NAME)	**Gregory S. Perrone** (NAME)	117-5-44
3605 Sperry Avenue (ADDRESS)	**2709 Tyne Blvd.** (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	**Nashville, TN 37215** (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, Estate of Sarah Pursley Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. 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 Davidson County, Tennessee, being Lot No. 36 on the Plan of the Henry Sperry Subdivision as of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 36 fronts 100 feet on the southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to S. C. Sadler and wife, Sarah Blanch Sadler by deed from W. R. Leath and wife, Dorothy Wilkerson Leath of record in Book 1082, page 85, Register's Office for Davidson County, Tennessee. The said S. C. Sadler having since died subject property vested in Sarah Blanche Sadler as the surviving tenant by the entirety. The said Sarah Blache Sadler having since died and pursuant to her Last Will and Testament of record in Will Book 222, page 865, Probate Court of Davidson County, Tennessee, vesting title in the Estate of Sarah Pursley Sadler and authorizing the sale of subject property by the Executor, Ward DeWitt, Jr.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 974, page 21 and agreement of record in Book 1022, page 178; all of record in the Register's Office for Davidson County, Tennessee.

6469 01/25 0101 03CHECK 913.80

unimproved ( )
This is improved (X) property, known as 3605 Sperry Avenue, Nashville, Tennessee 37215
(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 my hand this 19th day of January, 19 99

Estate of Sarah Pursley Sadler
By: Ward DeWitt Jr.
Ward DeWitt, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ward DeWitt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Sarah Pursley Sadler, the within named bargainor, and that he as such Executor of the Estate of Sarah Pursley Sadler, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Sarah Pursley Sadler, the within named bargainor by the said Ward DeWitt, Jr. as such Executor.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of January, 1999.

Notary Public

My commission expires: 6/12/2002

DAVIDSON COUNTY, TENN. NOTARY PUBLIC

WARRANTY DEED

FROM

Estate of Sarah Pursley Sadler

TO

Gregory S. Perrone

RETURN TO:

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

IDENTIFICATION REFERENCE

05102239

99 JAN 25 AM 9:57

ELL COURNOYER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0540236

IDENTIFICATION REFERENCE

99 JAN 25 AM 9:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAM1

	244000.00
CON TX	902.80
PRFEE	1.00
WDEFD	8.00
CFEE	2.00
TOTAL	913.80
CHECK	913.80

01/25/99 01 09:56 0001 6469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415885