ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mitchell P.H. Perry	Same	Map 73-16
2990 McGavock Pike		Parcel 63.01
Nashville, TN 37214		

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **DAVID A. WINTON**, and wife **SUZANNE M. WINTON**, (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **MITCHELL P.H. PERRY**, an unmarried individual, (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "O" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57 deg. 07' east 380.95 feet, more or less, to the Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57 deg. 07' west 307.13 feet, more or less, to the beginning.

Being the same property conveyed to David A. Winton and wife, Suzanne M. Winton, by deed from Gordon E. Morrow and wife, Lois S. Morrow, of record in Book 8509, page 361, Register's Office for Davidson County, Tennessee.

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

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Davidson County taxes which have been prorated between the parties and assumed by the Grantee; and

2. Deed of Flowage Easement of record in Book 2240, page 613, Register's Office for Davidson County, Tennessee, as referred to in Deed of record in Book 4530, page 756, said Register's Office.

This is improved property commonly known as 2990 McGavock Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 19th day of January, 1999.

Notary Public

My commission expires: 5-27-01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0540567
IDENTIF. ↑ REFERENCE

99 JAN 25 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this 19th day of January, 1999.

DAVID A. WINTON

SUZANNE M. WINTON

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 bargainors, **DAVID A. WINTON** and **SUZANNE M. WINTON**, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of January, 1999.

Notary Public

My Commission Expires: 5-27-01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

6833 01/25 0101 03CHECK 1528.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11310 PAGE 82

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

CAMT	
	410000.00
CON TX	1517.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1528.00
CHECK	1528.00

01/25/99 01 13:57 0001 6833

0540567
IDENTIF. # REFERENCE

99 JAN 25 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416248