0554384

...4 REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40721
Dav. Co. File: Box 8

99 MAR -1 PM 1:48

BOOK 11360 PG. 206

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles I. Berry 5812 Vine Ridge Drive Nashville, TN 37205	Regions Mortgage, Inc. 315 Union Street Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 103-09-092

1550 03/01 0101 03CHECK 869.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 232,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. Perry and spouse, Susan Ann Perry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles I. Berry,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hillwood Estates, Section 6 of record in Plat Book 2133, page 96, Register's Office for said County.

SAID Lot No. 90 fronts 150 feet on the northwesterly margin of Vine Ridge Drive and extends back 172.1 feet on the northeasterly line and 179.5 feet on the southwesterly line to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to John S. Perry and wife, Susan Ann Perry by deed from Rebecca N. Harvard, unmarried, of record in Book 6232, page 137, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 96, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vine Ridge Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 10 foot sewer easement located across the northerly rear portion and extending to the northwesterly corner to the rear of said lot.

This is improved property, known as: 5812 Vine Ridge Drive, Nashville, TN 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1999.

John S. Perry

Susan Ann Perry

State of Tennessee
County of Davidson

On this 25th day of February, 1999, before me the undersigned authority, personally appeared **John S. Perry** and **Susan Ann Perry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 232,000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 1999.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK **11360** PG. **208**

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99 MAR -1 PM 1:48

CAMT	232000.00
CON TX	858.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	869.40
CHECK	869.40

03/01/99 01 13:46 0001 1550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430742