0559234 185

IDENTIF. & REFERENCE

99 MAR 10 PM 1:55

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED BOOK 11378 PG. 56

**THIS INDENTURE** is made and entered into this **26th** day of **February, 1999** between RICHARD PERRY, A MARRIED MAN, and VERONICA PERRY, HIS WIFE, GRANTORs, and EDDIE L. COLEY, SR. and ANITA T. COLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD PERRY, A MARRIED MAN, and VERONICA PERRY, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto EDDIE L. COLEY, SR. and ANITA T. COLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

**This is improved property known as 2824 ALHAMBRA CIRCLE, NASHVILLE, TN 37207.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

VERONICA PERRY, wife of RICHARD PERRY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

**BY:** _____
**RICHARD PERRY** Signature of Seller

_____
**VERONICA PERRY**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 11378 PG. 57

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD PERRY and HIS WIFE, VERONICA PERRY,** the within named bargainors, 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, at office, this **26th** day of **February, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

**EDDIE L. COLEY, SR. and ANITA T. COLEY, HUSBAND AND WIFE**

**2824 ALHAMBRA CIRCLE**
**NASHVILLE, TN 37207**

Property Address:

**2824 ALHAMBRA CIRCLE**
**NASHVILLE, TN 37207**

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
P.O. BOX 5040
ATLANTA, GA 30366-0140

**Map & Parcel #: MAP 60-16, PARCEL 18**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **February, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Land in Davidson County, Tennessee, being Lot No. 74 and the southerly 20 feet of Lot No. 75 on the Plan of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 100 feet on the westerly side of Alhambra Circle and run back between lines 207.2 feet on the southerly line of Lot 74, and 221 feet, more or less, on the northerly line of said part of Lot 75, to the westerly line of Lot 78, measuring 87.3 feet thereon.

BEING the same property conveyed to RICHARD PERRY AND WIFE, LINDA PERRY, by Warranty Deed from JOHN ROGER FLANNERY, UNMARRIED, of record in Deed Book 9525, page 272, Register's Office for DAVIDSON County, Tennessee. THEY since divorced and Linda Perry subsequently quitclaimed all of her right, title and interest in and to said property to RICHARD PERRY, by Quitclaim Deed of record in Book 10644, page 563, said Register's Office.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 60-16, PARCEL 18, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 886.16).

2. All matters as set forth on the Plan of record in Plat Book 974, page 52-53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

6641 03/10 0101 03CHECK 407-20

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11378 PG. 59

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0559234

IDENTIFICATION REFERENCE

99 MAR 10 PM 1:55

CAMT
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 407.20
CHECK 407.20

03/10/99 01 13:54 0001 6641

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1435788