0559697

...ER'S 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

99 MAR 11 PM 12:38

...REGISTER
...TN.

W & I Ref: (gj) Title No: 40740
Dav. Co. File: Box 8

BOOK 11379 PG. 445

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Ward, Jr. 241 Cargile Lane Nashville, Tennessee 37205	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 116-13-D-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 480000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald E. Perry and spouse, Betty H. Perry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Ward, Jr., and spouse, Susanne J. Ward,** 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. 20 on the Plan of Second Revision, Revised Jocelyn Manor, of record in Plat Book 6900, page 180, Register's Office for said County.

SAID Lot No. 20 fronts 85 feet on the northerly margin of Cargile Lane and extends back 140.37 feet on the easterly line and 165.19 feet on the westerly line to a broken line in the rear, measuring 88.55 feet thereon.

BEING the same property conveyed to Ronald E. Perry and wife, Betty H. Perry by deed from R. C. Development Company, a partnership of John A. Ramsey, III and H. Whit Clark of record in Book 7398, page 155, 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 6900, Page 180, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cargile Lane and a 10 foot easement for public utility and drainage purposes along the southerly front line of said lot, a 35 foot minimum building setback line from the rear line of said lot, a 15 foot easement for landscaping purposes along the rear line of said lot; a 5 foot easement for public utility and drainage purposes along the easterly and westerly side lines and a 8 inch sewer line across the southeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6950, page 128, Book 7008, page 333 and Book 7132, page 755, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 241 Cargile Lane, Nashville, Tennessee 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 10th day of March, 1999.

Ronald E. Perry
Ronald E. Perry

Betty H. Perry
Betty H. Perry

State of Tennessee
County of Davidson

On this 10th day of March, 1999, before me the undersigned authority, personally appeared **Ronald E. Perry** and **Betty H. 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 480000.00

Affiant

Sworn and subscribed before me on the 10th day of March, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

03/13 0101 03CHECK 1787.00

Wldoc: Deed Wty—12/92

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

0559697

ID-ANN. & REFERENCE

99 MAR 11 PM 12:38

BOOK **11379** PG. **447**

CAMT	480000.00
CON TX	1776.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1787.00
CHECK	1787.00

03/11/99 01 12:37 0001 7121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436263