0559700

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 12:40

W & I Ref: () Title No: 40752
Dav. Co. File: Box 8

BOOK 11379 PG. 466

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty H. Perry 101 Brook Hollow Road Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 129-08-002

WARRANTY DEED

104 03/11 0101 03CHECK 3252.50

FOR AND IN CONSIDERATION of the sum of **$ 875000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Ward, Jr. and spouse, Susanne J. Ward,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty H. Perry, married**, 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 part of Lot No. 55 on the plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Harding Road, the common corner of Lots 55 and 56; thence with the line between said lots, northwesterly 564.3 feet to the southerly line of Lot 54; thence with the line of Lot 54, northeastwardly 243.6 feet to the westerly margin of Brook Hollow Road; thence with the margin of said Road; southeastwardly 562.3 feet more or less to a point9n the northerly margin of Harding Road; thence with the margin of said Road, southwestwardly 243 feet more or less to the beginning.

BEING the same property conveyed to James W. Ward, Jr. and wife, Susanne J. Ward by deed from William Mark Lyle Andrews of record in Book 10141, page 548, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 27, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brook Hollow Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 100 foot minimum building setback line from Harding Road (U.S. 70 South).

This instrument is executed on behalf of Susanne J. Ward by James W. Ward, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 101 Brook Hollow Road, Nashville, Tennessee

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.

James W. Ward, Jr.

Susanne J. Ward, By: James W. Ward, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 10th day of March, 1999, before me the undersigned authority, personally appeared **James W. Ward, Jr.**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHARLOTTE WILKINS IVEY

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: $ 875000.00

Affiant

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

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHARLOTTE WILKINS IVEY

My Commission Expires 9/18/99

Notary Public

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 **James W. Ward, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Susanne J. Ward**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission
Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: James W. Ward, Jr. and Susanne J. Ward

TO: Betty H. Perry

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

James W. Ward, Jr., Affiant

Sworn to and subscribed before me this

10th day of March, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission
Expires 9/18/99

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 11379 PG. 469

0559700

RECVD. AMERICE

99 MAR 11 PM 12:40

CAMT

	875000.00
CON TX	3237.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	3252.50
CHECK	3252.50

03/11/99 01 12:39 0001 7124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436266