THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William A. Perry 222 Dixie Dr. Madison, Tn. 37115	Same as New Owner	Map 43-13 Parcel 19 Field Book 11D 49340

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY D. SALLEY, JR. and wife, EMILY B. SALLEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WILLIAM A. PERRY, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 of Block "G" on the Map of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 51 feet 4 inches in the southerly side of Maple Street and runs back between lines measuring 235 feet on the east line and 225 feet on the west line, to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Jerry D. Salley, Jr. and wife, Emily B. Salley, by deed from Administrator of Veterans Affairs of record in Book 5994, page 333, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 320 Maple Street, Madison, TN 37115.

..L53 08/25/99 01:31 PCHECK 177.50

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as shown on the Plan of record in Book 843, page 44, said Register's Office.

3. Subject to encroachment upon the premises by the gravel drive appurtenant to property adjoining on the west as shown by plat of Southern Land & Assoc., Inc. dated May 15, 1980 and referenced in the deed of record in Book 5934, page 333, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

HOMER R. AYERS, Trustee/Exchangor, joins in this Deed, to convey any and all right, title or interest which he may have in the said property, by virtue of an Assignment from Jerry D. Salley, Jr. and wife, Emily B. Salley, of the Contract entered into between the parties for the purpose of effecting a "like-kind" exchange under Section 1031 of the Internal Revenue Code.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JERRY D. SALLEY, JR.

EMILY B. SALLEY

"GRANTEES"

WILLIAM A. PERRY, a single man

99 JUN 25 AM 11:56

0603950

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY D. SALLEY, JR. and wife, EMILY B. SALLEY, and WILLIAM A. PERRY, a single man, 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 the 24th day of June, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of June, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 49

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

0603950

INDEXING REFERENCE

99 JUN 25 AM 11:5

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 177.50
CHECK 177.50

6/25/99 09 12:01 0001 4183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482685