BOOK 11715 PAGE 471

This Instrument Prepared by H. DiGrazio
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-09601

WARRANTY DEED

THIS INDENTURE, made this 2nd day of July, A.D., 19 99, between ELLA DENISE PERINO, unmarried

Tennessee, First Parties, and

THOMAS H. STALEY AND WIFE, JANET C. STALEY

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of hearthstone Phase 1, of record in Book 5200, page 218, Register's Office for said County.

SAID Lot No. 74, which is a corner lot, fronts 87.20 feet on the northwesterly margin of Trousdale Drive and fronts 105.63 feet on the broken southwesterly margin of Spring House Circle, said frontages being joined by a curve having a length of 41.48 feet, and extends back 83.37 feet on the northwesterly line and 126.10 feet on the southwesterly line, to a point of intersection.

BEING the same premises which Fred C. Dance, Trustee w/full power, by Deed dated 4/2/99 and recorded in Davidson County, Tennessee in Deed Book Volume 11415, Page 52&c., granted and conveyed unto Ella Denise Perino, unmarried, in fee.

99 OCT 25 PM 12:10
REGISTER
DAVIDSON COUNTY, TN.

0649813

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

330 10/25/99 11 83CE 7.50

Whenever in this instrument a pronoun is used it shall be construed

to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Ella Denise Perino (L.S.)

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **ELLA DENISE PERINO, unmarried**, the within named bargainor, 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 and official seal at office in Shelby County, this 2nd day of July 19 99

Pamela C Tyler
Notary Public

My Commission expires My Commission Expires Jan. 17, 2001

PAMELA C. TYLER NOTARY PUBLIC AT LARGE TENNESSEE

Map 160-11, parcel 010.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER THOMAS H. STALEY AND WIFE, JANET C. STALEY
ADDRESS 700 SPRING HOUSE CIRCLE
BRENTWOOD, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SUNTRUST MORTGAGE CORPORATION
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $193,000.00. Affiant Janet C. Staley.

Subscribed and sworn to before me this 22nd day of October 19 99.

Notary Public NOTARY PUBLIC AT LARGE

My Commission Expires July 28, 2001

STATE OF TENNESSEE

"EXHIBIT 'A'"

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 160-11, PARCEL 10).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 218, as amended in Book 5713, page 229, and Book 6252, page 422, said Register's Office, which plan includes a 30-foot minimum building setback line from SPRING HOUSE CIRCLE; a 30-foot minimum building setback line from TROUSDALE DRIVE; and a public utility and drainage easement along the eastern lot corner.

3. Restrictive Covenants recorded in Deed Book 3409, Page 485, and Book 5479, page 422, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	

99 OCT 25 FILED
12:10
OFFICE

0649813

CAMT 193000.00
CON TX 714.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 729.10
CHECK 729.10

10/25/99 01 12:13 0001 3302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531086