WARRANTY DEED

Instr:200004030032700 Page: 1 OF 2
REC'D FOR REC 04/03/2000 9:37:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $480.63

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Phillip H Perry Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 10/9/00
(AFFIX SEAL)

NOTARY PUBLIC L. BUNCH LARGE
My Commission Expires October 9, 2000

THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip H. Perry Jr. (NAME)	Franklin American Mortgage Co. (NAME)	090-16-0-254.00
6430 Thunderbird Drive (ADDRESS)	501 Corporate Center Dr., #400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert W. Neese and wife, Ashley L. Neese, formerly Ashley L. Westbrooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip H. Perry Jr. and wife, Tracey E. Perry

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 526 on the Plan of Charlotte Park, Section 8, of record in Book 2900, pages 45 & 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert W. Neese and Ashley L. Westbrooks, both unmarried, by deed from Kip Paxton and wife, Tammy B. Paxton, of record in Book 9966, Page 863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2900, pages 45 & 46; restrictions of the record in Book 2965, page 606; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6430 Thunderbird Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of March, 2000

Robert W. Neese
Robert W. Neese

Ashley L. Neese
Ashley L. Neese

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Neese and wife, Ashley L. Neese, formerly Ashley L. Westbrooks

the bargainor s, 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 Brentwood, Tennessee, this 24th day of March, 2000.

Commission expires 10/9/00

Notary Public

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires October 9, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public