THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17295**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Phillip H. Perry SR. Affiant Subscribed and sworn to before me this 30th day of JUNE, 2000. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires SEPT. 23, 2000

Instr:200007050066528 Page: 1 OF 3
REC'D FOR REC 07/05/2000 12:14:58PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $185.00

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR./MRS. PHILLIP H. PERRY, SR. 3812 NEVADA AVENUE NASHVILLE, TENNESSEE 37209	AMSOUTH BANK 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, ALABAMA 35244	MAP 92-13 PAR 221 FB 11W 71730

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LOUISE BLADE, MARGIE HOLT, BETTY PERRY AND JESS GOWER, JR., DEVISEES UNDER THE WILL OF JESS WILLARD GOWER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PHILLIP H. PERRY, SR. AND WIFE, BETTY M. PERRY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3812 Nevada Avenue, Nashville, Tennessee 37209.

This is not the principal residence of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JUNE, 2000.

Louise Blade
LOUISE BLADE

Margie Holt
MARGIE HOLT

Betty Perry
BETTY PERRY

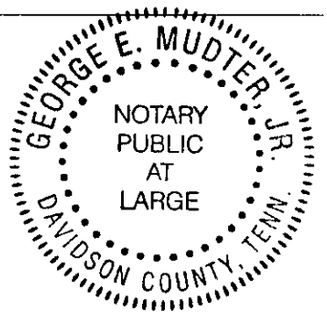
Jess Gower Jr.
JESS GOWER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LOUISE BLADE, MARGIE HOLT, BETTY PERRY AND JESS GOWER, JR., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of JUNE, 2000.

My Commission Expires: _____ Notary Public



My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 100 feet and the easterly 50 feet of the westerly 100 feet of Parcel 2, Block 27, on the Map of Charlotte Park 2nd Addition Extended as of record in Plat Book 421, page 10, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Nevada Avenue, said iron pin being located North 83 deg. 15 min. East 50 feet from the easterly margin of 39th Avenue North, running thence North 7 deg. 15 min. West 100 feet to an iron pin, thence North 83 deg. 15 min. East 50 feet to an iron pin, thence South 7 deg. 15 min. East 100 feet to an iton pin in the northerly margin of Nevada Avenue, thence with the northerly margin of Nevada Avenue, South 83 deg. 15 min. West 50 feet to the point of beginning.

Being the same property conveyed to Jess Willard Gower and wife, Jewell C. Gower by installment deed from Malcolm D. Cox and wife, Bessie F. Cox of record in Book 4307, page 614, said Register's Office. Jewell C. Gower has since died. Jess Willard Gower has subsequently died and devised said property to Louise Blade, Margie Holt, Betty Perry, and Jess Gower, Jr. by Will of record in Will Book 235, page 547, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 2400, page 517; and (3) All matters appearing on the Plan of record in Plat Book 421, page 10, said Register's Office.