PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42140
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/18/01 15:02 2pgs
Fees:11.00 Taxes:1017.50
20010118-0005659

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Allen Perry Kimberly Ann Perry 108 Lauderdale Road Nashville, TN 37205	Countrywide Home Loans 718 Thompson Lane, Ste. 104 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 103-12-222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Kirby Schmidt, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Allen Perry and spouse, Kimberly Ann Perry,** 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 Lot No. 18, Block "B" on the Plan of Cherokee Park, Section 2, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the easterly margin of Lauderdale Road and runs back 165.0 feet on the northerly line and 162.03 feet on the southerly line to a dead line in the rear which measures 62 feet thereon.

Being the same property conveyed to Joseph E. Brooks and Emily K. Brooks by deed from O.K. Kirby and wife, Nora C. Kirby, of record in Book 6850, page 329, Register's Office for Davidson County, Tennessee; and being the same property divested from Joseph Edward Brooks and vested in Emily Kirby Schmidt Brooks by Final Decree, Probate Court, a certified copy being of record in Book 6850, page 332, Register's Office for said County. The said Emily K. Brooks a/k/a Emily Kirby Schmidt Brooks having since married and is now known as Emily Schmidt. Eric Allen Schmidt and the said Emily Kirby Schmidt Schmidt have since divorced (see Doc. No. 98D-2819 Circuit Court Clerk's Office for Davidson County, TN). Edward Allen Schmidt subsequently conveyed all of his interest in subject property to Emily Kirby Schmidt Schmidt by Quitclaim Deed of record in instrument #200003240029919, Register's Office for Davidson County, TN.

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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 175 and 176, said Register's Office, which Plan shows a 40 foot minimum building setback line from Lauderdale Road.

This is improved property, known as: 108 Lauderdale Road, Nashville, TN 37205

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 16th day of January, 2001.

Emily Kirby Schmidt

State of Tennessee
County of Davidson

On this 16th day of January, 2001, before me the undersigned authority, personally appeared **Emily Kirby Schmidt**, 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

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: $ 275,000.00

Affiant

Sworn and subscribed before me on the 16th day of January, 2001.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public