20-1-762

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/02/01 11:40 2pgs
Fees:11.00 Taxes:765.90
20010202-0010384

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **January, 2001** by and between **Joseph L. Perry and Joyce Page** , herein after referred to as GRANTOR, and **Wendell E. Wilcox** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Unit A of the Joseph L. Perry Subdivision of record in Instrument Number 20010102-0000290, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Joyce Page and Joseph L. Perry, both unmarried, by deed from Charles R. Hall and wife, Guinna S. Hall of record in Book 11604, page 212, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1602 5th Avenue North #A, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joseph L Perry
Joseph L. Perry
Signature of Seller

Joyce Page
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Joseph L. Perry and Joyce Page**, the within named bargainors, 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 **18th** day of **January, 2001.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Wendell E. Wilcox
1602 5th Avenue North #A, Nashville, TN 37208

Send Tax Statements to:
North American Mortgage Company
P.O. Box 398, Albion, NY 144-0395

Map and parcel 47-00-4-0-0166

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$207,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **January, 2001.**

Notary Public

My Commission Expires:_____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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