This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Tom Alsup
4020 Overbrook Drive, Lot # 14
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 06/28/01 08:20 2pgs
Fees:11.00 Taxes:851.00
20010628-0068347

MAP **132**
GROUP **02**
PARCEL **41.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edith A. Perry, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Tom Alsup, married**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Brookhaven Estates, as of record in Book 1835, Pages 49, 50, and 51, Register's Office for said County.
>
> Said Lot No. 14 fronts 144.18 feet on the east side of Overbrook Drive and runs back between , 304.3 feet on the north line and 343.9 feet on the south line to a dead line in the rear on which it measures 170 feet.
>
> Being the same property conveyed to Bracey H. Perry and wife, Edith A. Perry by deed from Paramount Homes, Incorporated dated February 27, 1953, of record in Book 2139, Page 391, Register's Office for Davidson County, Tennessee. Bracey H. Perry, having since died, leaving Edith A. Perry as sole owner of said property, by right of survivorship.

This is improved property known as 4020 Overbrook Drive, Lot # 14, Nashville, Tennessee 37204.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1835, page 49-51, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1835, page 49-51, Register's Office for Davidson County, Tennessee.

5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

6. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

7. Subject to restrictive covenants contained in an instrument of record in Book 1788, page 55, and in Book 1969, Page 609 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

8 Subject to an easement for Sanitary Sewer and Storm Drainage, in favor of Metro Government, set forth in an instrument of record in Book 6209, page 492, said Register's Office.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, hers heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of June, 2001.

Edith A. Perry, by John Edward Perry Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of June, 2001, before me, the undersigned Notary Public in and for said County and State, **John Edward Perry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **John Edward Perry** to be the Attorney in Fact for the within named bargainor, (an individual) and that **John Edward Perry** as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of **Edith A. Perry,** himself, as Attorney-in-Fact.

WITNESS my hand and official seal at office this 22nd day of June, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

My Commission Expires June 28, 2004

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2001.

NOTARY PUBLIC

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires June 28, 2004