RETURN TO:

Rudy Title & Escrow, LLC
100 Hazel Path, Ste. A
Hendersonville, TN 37075

**WARRANTY DEED**

H-JLS-01-1637

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Subscribed and swom to before me, this 30th DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/12/04
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur R. Perry, Jr. | Franklin American Mortgage | |
| 3824 Marydale Dr (ADDRESS) | 501 Corporate Centre Drive, Suite 400 (ADDRESS) | 041-07-105 |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY LIN CROOK, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ARTHUR R. PERRY, JR. AND WIFE, BEVERLY B. PERRY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No.1 as shown on the Final Plat of Subdivision of Reserve Parcel "A" G. Gilbert Lowe Subdivision, of record as instrument No. 20000920-0093639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly Lin Crook, unmarried, by Quitclaim Deed dated June 5, 2001, filed for record on June 12, 2001, at Instrument No. 20010612-0061772, Register's Office of Davidson County,

This conveyance is subject to any and all existing easements and restrictions as shown of record including but not limited to Easement for Sanitary Sewer Lilnes of record in Book 10546, page 361, Register's office for said county.

This Instrument is executed by Chuck Crook on behalf of Kimberly Lin Crook, unmarried by authority given in Specific Power of Attorney of record at Instrument No. 20010612-0061770, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3824 Marydale Dr, Nashville, Tennessee 37207
(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 my/our hand(s) this 30th day of August, 2001.

Kimberly Lin Crook BY CHUCK CROOK ATTORNEY-IN-FACT
Kimberly Lin Crook by Chuck Crook, Atty-in-Fact

Davidson County DEEDWARR
Recvd: 09/11/01 10:27 2pgs
Fees:13.00 Taxes:566.10

20010911-0098543

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State CHUCK CROOK, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker as Attorney-in-Fact.

Witness my hand and official seal, this the 30th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/02

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**

**RUDY TITLE AND ESCROW, LLC.**

☑ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138