Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2001.

Notary Public
My commission expires: MY COMMISSION EXPIRES: JUNE 21, 2005

ROBERT J. AMES NOTARY PUBLIC WILLIAMSON CO., TENN. LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard B. Perry	Bank of America, N.A.	02-0111-41078
1311 Howard Avenue	2059 Northlake Parkway	72-3
Nashville TN 37216	Tucker, GA 30084	169

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angelia R. Baldwin and husband, Matthew V. Baldwin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard B. Perry and wife, Jessie A. Beaumont-Perry, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly half of Lot 155 on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Together with Shared Driveway Agreement of record in Book 10746, page 570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angelia R. Baldwin and husband, Matthew V. Baldwin by deed from Lambros S. Lianos and wife, Alice Carolyn Lianos of record in Book 10746, page 577, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1311 Howard Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of November, 2001.

Angelia R. Baldwin

Matthew V. Baldwin

Davidson County DEEDWARR
Recvd: 12/04/01 14:59 2pgs
Fees:13.00 Taxes:492.10
20011204-0133115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angelia R. Baldwin and Matthew V. Baldwin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of Novemb[illegible]001.

Notary Public

ROBERT J. AMES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My Commission expires

MY COMMISSION EXPIRES:
JUNE 21, 2005