WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2002
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN. COUNTY

Davidson County DEEDWARR
Recvd: 02/28/02 10:57 2pgs
Fees:13.00 Taxes:268.25
20020228-0025438

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lezli Touchstone (NAME)	SAME (NAME)	MAP 91-09
611-B Eastboro Drive (ADDRESS)	(ADDRESS)	PARCEL 307
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Wayne Perry and wife, Mary Ann Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lezli Touchstone, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described as follows:

Beginning at an iron pin on the westerly margin of Cowan Avenue, 321.5 feet south of the southerly margin of Deal Avenue; thence southerly along the westerly margin of Cowan Avenue, 109.5 feet to an iron pin; thence westerly 184.7 feet to an iron pin; thence northerly 109.5 feet to an iron pin to the point of beginning.

Being the same property conveyed to John Wayne Perry and wife, Mary Ann Perry by deed from David B. Herbert, Trustee, of record in Book 5592, page 580, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 8250, page 228, said Register's Office; and (c) restrictive covenants of record in Book 8250, page 228, said Register's Office.

unimproved ( )
This is improved (X) property, known as 611-B Eastboro Drive, Nashville, Tennessee 37209
(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 our hand S this 25th day of February, 2002

John Wayne Perry

Mary Ann Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wayne Perry and wife, Mary Ann Perry

the bargainor s, 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 and official seal at Nashville, Tennessee this 25th day of February, 2002.

Commission expires _____

Notary Public

GREGORY HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public