Davidson County DEEDWARR
Recvd: 03/21/02 11:48 2pgs
Fees:13.00 Taxes:510.60
20020321-0034879

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3820

WARRANTY DEED

This instrument, made and entered into on this the 14 day of March 2002, by and between JOSEPH LEE PERRY a unmarried man Party of the First Part, and ESTHER W. NEAL a unmarried woman Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

BEING LOT NO. 63, BLOCK 3 ON THE MAP SUBDIVISION OF HEFFERMAN PLACE, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS FO RECORD IN BOOK 4214, PAGE 491, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH L. PERRY, BY DEED FROM ROSIE HOLLAND AND MAURICE HOLLAND, DATED APRIL 10, 2001 AND RECORDED APRIL 20, 2001 IN INSTRUMENT # 200104200039471, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 92-2/187.00

PROPERTY ADDRESS: 2602 Alamedia Street, Nashville, TN

TO HAVE AND TO HOLD unto the said Party of the Second Part, their successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, their successors and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set their hand and seal on this the day and date first above written.

Joseph Lee Perry
JOSEPH LEE PERRY

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JOSEPH LEE PERRY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 14 day of March 2002.

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public
My Commission Expires: 7-30-05

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 $138,000.00 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

Subscribed and sworn to before me this the 14 day of March, 2002.

Notary Public

My commission expires:
7-30-05

Name and Address of Property Owner:
Esther W. Neal
2602 Alameda St
Nashville, TN 37208

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Esther W. Neal
2602 Alameda St
Nashville, TN 37208.

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

