This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
ROGER W. PERRY
1101 Harold Dr.
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 04/01/02 11:10 2pgs
Fees:13.00 Taxes:364.45
20020401-0039005

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Professional Mortgage Group, Inc.
1535 West Northfield Blvd. Ste 1
Murfreesboro, TN 37129

MAP **107-09-0**
GROUP
PARCEL **062.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RAY E. CRUZE and wife, MILDRED W. CRUZE** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **ROGER W. PERRY and wife, KHIEM T. PERRY**, 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:

Being Lot No. 54 on the Plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Harold Drive at the corner of Lots 13 and 54; thence with the line between said lots southwesterly 27.6 feet to an old tree stump: thence westerly 493 feet to the approximate center of Mill Creek; thence with said creek northerly 159 feet to a point; thence leaving said creek northeasterly 276.7 feet to the margin of Harold Drive; thence with the margin of the same southeasterly around a slight curve 122 feet to a concrete monument; southeasterly 274.6 feet to a concrete monument and southeasterly around a slight curve 102.9 feet to the point of beginning.

Included in the above legal description but expressly excluded there from is:

Being part of Lot No. 54 on the Plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County and described as follows:

Beginning at a point on the southwesterly margin of Harold Drive at the corner of Lots 13 and 54, said point being the northeast corner of the tract of land conveyed to Ray E. Cruze and Mildred W. Cruze by deed from Hallmark Construction Company of record in Book 2746, Page 351, R.O.D.C., Tennessee; thence southwesterly along line between Lots 13 and 54 a distance of 27.6 feet to established property line of old WLAC; thence north 86 degrees 40' west to a point; thence from this point to Harold Drive along a line 50 feet northwest of and parallel to the 27.6 foot line separating Lots 13 and 54; thence from this point on Harold Drive southeasterly along curved edge of Harold Drive to point of beginning.

Being the property conveyed to Ray E. Cruze and wife, Mildred W. Cruze,, by deed from Hallmark Construction Company, of record in Book 2746, Page 351 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred 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 of those facts, conditions and limitations shown on the Plat of record in Plat Book 2331, page 130 AND 131, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2331, page 130 AND 131, said Register's Office.

4. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

5. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

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

This is improved property known as 1101 Harold Drive, Nashville, Tennessee .

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hands this the 27th day of March, 2002.

Ray E. Cruze
RAY E. CRUZE

Mildred W. Cruze
MILDRED W. CRUZE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **RAY E. CRUZE and wife, MILDRED W. CRUZE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2002.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 28, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $98,500.00.

Roger W. Cruze
AFFIANT

Subscribed and sworn to before me on this 27th day of March, 2002.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

My Commission Expires June 28, 2004

My Commission Expires: