This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John D. Shenk
523 Bismark Dr.
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 05/17/02 11:00 2pgs
Fees:13.00 Taxes:259.00
20020517-0060659

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

MAP 118
GROUP 1
PARCEL 367

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, **Louise Perry, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John D. Shenk and wife, Mary E. Shenk**, 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, being Lot No. 16 of W. D. Gale's Kirkwood Addition of record in Plat Book 332, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jesse E. Perry, Jr. and wife Louise Perry by deed from Joseph Bruce Gilman of record in Book 4729, page 928, Register's Office for Davidson County, Tennessee; the said Jesse E. Perry, Jr. is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 916 Knox Ave., Nashville, Tennessee 37204.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her 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. Whereever 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 the 14th day of May, 2002.

Louise Perry, by Eugene Jordan, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Eugene Jordan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney in fact for Louise Perry and that as such attorney in fact he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of May, 2002.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/14/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2002.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/14/2005