PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, TN 37027
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W & I Ref: GJ Title No: 43591

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/02 08:08 3pgs
Fees:18.00 Taxes:525.40

20020702-0079099

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Seth Edwin Crook 512 Lancaster Avenue Nashville, Tennessee 37212	Same

TAX MAP-PARCEL NUMBERS: 104-10-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$142,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Aimee Kathleen Priolo Perri married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seth Edwin Crook** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 foot unnamed street, 568-1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50-foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174, thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to the State of Tennessee, by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Lancaster Avenue, said point being South 27 degrees 32 minutes East 508.75 feet from the south margin of Marlborough Avenue; thence North 63 degrees 30 minutes East 46.4 feet to a point; thence South 25 degrees 29 minutes East 140.0 feet to a point; thence South 63 degrees 30 minutes West 41.4 feet to a point in the said east margin; thence along the said east margin North 27 degrees 32 minutes West 140.0 feet to the point of beginning and containing 6,150 square feet.

Being the same property conveyed to Aimee Kathleen Priolo, unmarried by deed from J. Peter Minich, unmarried of record in Book 11519, page 205, Register's Office for Davidson County, Tennessee. Aimee Kathleen Priolo is now known as Aimiee Kathleen Priolo Perri.

Roman E. Perri, spouse of Aimee Kathleen Priolo Perri joins in this conveyance for the purpose of conveying any and all martial interest in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; Restrictions of record in Book 1712, page 431, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Permanent easement for construction and maintenance of an electric transmission line and underground sanitary sewers granted of record in Book 4827, page 754, said Register's Office.

This instrument is executed on behalf of Aimee Kathleen Priolo Perri and Roman E. Perri by Missy Rodriguez as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 512 Lancaster Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2002 .

Aimee P. Perri AKA Aimee Kathleen Priolo Perri by Missy Rodriguez, attorney in fact

Aimee Kathleen Priolo Perri By: Missy Rodriguez, Atty-in-Fact

Roman E. Perri by Missy Rodriguez attorney in fact

Roman E. PerriBy: Missy Rodriguez, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $142,000.00

Seth Edwin Cross

Affiant

Sworn and subscribed before me this 28th day of June, 2002

CHRISTY WARRINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Carol Williamson

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

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 , **Missy Rodriguez** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Aimee Kathleen Priolo Perri and Roman E. Perri** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Aimee Kathleen Priolo Perri and Roman E. Perri

TO: Seth Edwin Crook

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Missy Rodriguez, Affiant

Sworn to and subscribed before me this

27th day of June, 2002

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires JULY 26, 2003