Davidson County DEEDWARR
Recvd: 09/20/02 13:04 2pgs
Fees:13.00 Taxes:29.60
20020920-0114899

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Kenneth Perinchief	Kenneth Perinchief	
608 41st Ave. North	SAME	91-12-294
Nashville, Tennessee		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8000.00

Carol Bowins
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 19th DAY OF Sept., 2002.

Joni Barrett
Notary Public
MY COMMISSION EXPIRES: 5-30-04
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, CAROL BOWINS, ATTORNEY IN FACT FOR RUBIE CARUTHERS BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH PERINCHIEF HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the westerly 100 feet of Lot 5 on the Plan of Mary Harwell's Subdivision of the west part of Lot 7 on the Plan of Clifton, not of record. The original Plan of Clifton is of record in Book 21, page 35, Register's Office for said County.

According to a copy of said unregistered plan, said westerly 100 feet of Lot 5 fronts 50 feet on the easterly side of 41st Avenue North, formerly Bass Street, and runs back between parallel lines 100 feet to a dead line in the rear.

BEING part of the same property conveyed to Abraham Estleman and wife, Francis Estleman, by deed from Mary Harwell, of record in Book 664, page 57, Register's Office for Davidson County, Tennessee. The said Francis Estleman predeceased the said Abraham Estleman who died June 6, 1968, testate, and by will of record in Will Book 91, page 495, in the Probate Division of the County Clerk's Office for Davidson County, Tennessee devised the subject property to Ruby Estleman Caruthers. Rubie Caruthers and Ruby Estleman Caruthers are one and the same person.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 608 41st Avenue, N. 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 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 19th day of September, 2002.

Rubie Caruthers by Carol Bowins

CAROL BOWINS, ATTORNEY IN FACT FOR RUBIE CARUTHERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of September, 2002, before me personally appeared CAROL BOWINS, ATTORNEY IN FACT FOR RUBIE CARUTHERS, to me known (orproved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rubie Caruthers acknowledged that such person executed the same as thefree act and deed of Rubie Caruthers.

Joni Barrett
NOTARY PUBLIC

JONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 5·30·04