Box 36

18874

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/02 15:33 3pgs
Fees:18.00 Taxes:2960.00

20021014-0126194

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00

Kenneth W Perry

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF SEPTEMBER, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE Davidson & Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18874SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenneth W. Perry Holly S. Perry 1027 Tyne Boulevard Nashville, TN 37220	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	145-4-22

FOR AND IN CONSIDERATION 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, David P. Osborn and wife, Phyllis H. Osborn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kenneth W. Perry and wife, Holly S. Perry, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters as shown on the Plan of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record; and
4. Restrictive Covenants of record in Book 1850, page 214, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1027 Tyne Boulevard, Nashville, TN 37220.

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, has a good right to convey it, and 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, 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 27 day of September, 2002.

David P. Osborn

Phyllis H. Osborn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the subscriber, personally appeared David P. Osborn and Phyllis H. Osborn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 27 day of SEPT., 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the southerly margin of Tyne Boulevard, at the corner of lots Nos. 1 and 10, said beginning point also being the northwest corner of the property conveyed to William T. Baker and wife, by deed of record in Book 1628, page 478, Register's Office for said county; thence with Baker's west line, southwardly 307 feet to the southeast corner of lot no. 10; thence, with the south line of said Lot, north 87 degrees 03' west 291.5 feet; thence north 1 degree 36' west 117.5 feet; thence north 25 degrees 38' west 93.9 feet; thence north 2 degrees 06' east 118.03 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of same, eastwardly 350.45 feet to the beginning, containing 2.29 acres, more or less.

Being the same property conveyed to David P. Osborn and wife, Phyllis H. Osborn, by deed from Stephen M. Burton and wife, Linda H. Burton, of record in Book 9749, page 792, Register's Office for Davidson County, Tennessee.