THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry W. Perigo, et ux 2401 Mansker Dr. Madison, TN 37115	Countrywide Home Loans 2021 N. Gallatin Rd., Suite 292 Madison, TN 37115	Map 52-9 Parcel 2

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANDREW EUGENE BROOKS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JERRY W. PERIGO and wife, JUDY PERIGO, hereinafter referred to as 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 Lots Nos. 1 and 2 on the map showing subdivision of part of Lot No. 17 in Montague Subdivision, which is of record in Book 547, page 100, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Andrew Eugene Brooks and wife, Ann L. Brooks, by deed from the Secretary of Housing and Urban Development of Washington, D.C. in Book 5728, page 179, Register's Office for Davidson County, Tennessee. And, the said Ann L. Brooks died on June 24, 2002 at which time the property became vested in her husband, Andrew Eugene Brooks, in fee simple.

By his signature hereto, Andrew Eugene Brooks represents and warrants that all debts and obligations owing by Ann L. Brooks during her lifetime or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is improved property known as 425 Palestine, Madison, TN 37115.

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 the GRANTOR does covenant with the said GRANTEES, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 547, page 100, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/06/02 15:08 2pgs
Fees:13.00 Taxes:222.00
20021106-0136745

And, the GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ANDREW EUGENE BROOKS, a single man

"GRANTEES"

JERRY W. PERIGO

JUDY PERIGO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW EUGENE BROOKS, a single man, and JERRY W. PERIGO and wife, JUDY PERIGO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of October, 2002.

NOTARY PUBLIC

PATSY DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 29th day of October, 2002.

NOTARY PUBLIC

PATSY DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005